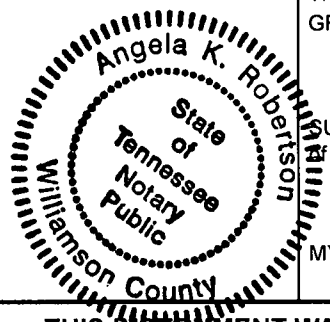
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075283 DEEDWARR
Recvd: 08/29/16 14:08 2 pgs
Fees:13.00 Taxes:1331.45
20160829-0090268



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,850.00

Sophie Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

Angela K. Robertson
Notary Public

MY COMMISSION EXPIRES: ~~5.8~~ 5.3.2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan A. Miley	Same as new owner	172140A06000CO
(NAME)	(NAME)	
804 Ramble Hill Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Franklin J. Nouvet, Jr. and wife, Susan Nouvet**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nathan A. Miley and Katherine J. Miley, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the plan of Section Two, Wexford Downs, of record in Plat Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Franklin J. Nouvet, Jr. and wife, Susan Nouvet by Warranty Deed from Robert A. Florance and wife, Patricia M. Florance, dated 04/28/2005, recorded 05/05/2005 of record in Instrument No. 20050505-0051016, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 593 and 594, in the Register's Office for Davidson County, Tennessee.
All matters shown on the boundary plat of record in Plat Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10292, Page 51, First Supplementary Declaration of record in Book 10792, Page 822, in the Register's Office for Davidson County, Tennessee.
Charter of Wexford Downs Homeowners Association, Inc., of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 804 Ramble Hill Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 2016.

Franklin J. Nouvet, Jr.

Susan Nouvet

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Franklin J. Nouvet, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2016.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Susan Nouvet and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2016.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY