Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,000.00

Barbara Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Alexander and Lisa M. Porter	New Owner	
(NAME)	(NAME)	09115026600
4911 Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHAD E. MILLER AND WIFE, ELIZABETH H. MILLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK D. ALEXANDER AND LISA M. PORTER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 1 on the Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition of record in Instrument No. 20140117-0005008, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding legal description.

Being the same property conveyed to Chad E. Miller and wife Elizabeth H. Miller by Warranty Deed from Beth Hazelwood and Victor Hazelwood, recorded on the 20th day of February, 2014 in Instrument No. 20140220-0014554, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20140117-0005008, said Register's Office; and restrictive covenants of record in Instrument No. 20140117-0005008, said Register's Office.

unimproved
This is improved x property, known as 4911 Park Avenue, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20160076810 DEEDWARR
Recvd: 09/01/16 14:09 2 pgs
Fees:13.00 Taxes:2708.40
20160901-0092143

Witness my hand this 30 day of August, 2016

CHAD E. MILLER

ELIZABETH H. MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad E. Miller and Elizabeth H. Miller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019