THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 06088956**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2016. Notary Public My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

WARRANTY DEED

Address New Owner: Jami Lyn Miller 930 OAK VALLEY LN Nashville, TN 37220-1148	Send Tax Bills To: SunTrust Mortgage, Inc. 1001 Semmes Avenue, RVW 5093 Richmond, VA 23224	Tax Information: Tax Parcel ID No. 13213004600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary R. Hickman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jami Lyn Miller**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Oak Hill Valley of record in Plat Book 1835 pages 15 and 16, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary R. Hickman by Warranty Deed from Mark P. Reineke and spouse, Elizabeth B. Reineke, recorded on the 10th day of November, 2005 in Instrument No. 20051110-0136279, in the Register's Office of Davidson County, Tennessee.

Del Hickman joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 186 and Book 1809, Page 539.

Terms, covenants and conditions of water main in Bill of Sale recorded in Book 1883, Page 554.

This is improved property located at 930 OAK VALLEY LN Nashville, TN 37220-1148.

BILL GARRETT, Davidson County
Trans:T20160077506 DEEDWARR
Recvd: 09/06/16 08:37 2 pgs
Fees:13.00 Taxes:4070.00
20160906-0092975

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2016.

Mary R. Hickman

Del Hickman by Mary R. Hickman, as his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary R. Hickman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Del Hickman** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of August, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018