WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160085744 DEEDWARR
Recvd: 09/29/16 13:47 2 pgs
Fees:13.00 Taxes:629.00
20160929-0102826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~190,000.00~~ $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Clifford A. Miller and Sheryl G. Miller	BancorpSouth Bank	082 04 0 042.00
(NAME)	(NAME)	
1121 North 7th Street	2778 West Jackson Street, Bld C, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wallace Cartwright, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clifford A. Miller and Sheryl G. Miller, husband and wife**, 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 No. 238 and the northerly 24 feet of Lot No. 237 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 238 and the northerly 24 feet of Lot No. 237 front together 55 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to A. R. Woodroof and wife, Hettie Woodroof by Warranty Deed from Doris Wright Davis, surviving widow of John Riley Davis dated November 15, 1963 and recorded November 18, 1963 in Book 3647, Page 229, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell in their capacities as Co-Trustees of The Woodroof Family Trust by Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, Deceased dated January 22, 1987 and recorded January 23, 1987 in Book 7115, Page 912, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Wallace Cartwright by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, Individually and as Co-Trustees of the Woodroof Family Trust with Full Powers to Sale dated January 22, 2015 and recorded January 27, 2015 as Instrument No. 20150127-0007802, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1121 North 7th Street, Nashville, TN 37207

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, has 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.

Witness our hands this 23 day of September, 2016

Wallace Cartwright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Wallace Cartwrightthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2016.

Notary Public

My Commission Expires: 7/16/20

HILLARY NICHOLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON

File Number: GRN-165253SSO