BILL GARRETT, Davidson County
Trans:T20160096433 DEEDWARR
Recvd: 11/01/16 10:41 2 pgs
Fees:13.00 Taxes:666.00
20161101-0115299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

X _____
Affiant

Subscribed and sworn to before me, this 28TH DAY OF OCTOBER, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL A. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Jackson, unmarried	Carter Jackson (NAME)	
305 Madison Blvd., (ADDRESS)	305 Madison Blvd., (ADDRESS)	052-01-0-220.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Melelia Miller, widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Jackson, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. TWENTYTHREE 923) AND THE EAST ONE-HALF OF LOT NO. TWENTY FOUR (24) OF BLOCK "A" ON THE PLAN OF RE SUBDIVISION OF POWER & ROTH SUBDIVISION WHICH IS APART OF MADISON PARK SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELISHA MILLER AND WIFE, MELELIA MILLER BY WARRANTY DEED FROM CHARLOTTE CASTRO OF RECORD IN INSTRUMENT NO. 20110726-0057166 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 25, 2011 AND RECORDED ON JULY 26, 2011. THE SAID ELISHA MILLER HAVING SINCE DIED ON JUNE 30, 2016 PROPERTY NOW VESTS IN MELELIA MILLER SOLEY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 305 Madison Boulevard, Madison, TN 37115-4721
(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.

Witness my/our hand(s) this 28th day of October, 2016.

WARRANTY DEED
(Continued)

Melelia Miller

Melelia Miller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melelia Miller, widow, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2016.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072