Warranty Deed

BILL GARRETT, Davidson County Trans:T20160096484 DEEDWARR Recvd: 11/01/16 11:21 2 pgs Fees:13.00 Taxes:2534.50 20161101-0115366	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $685,000.00. Affiant Subscribed and sworn to before me, this the 26th day of October, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey J. Dunn Tricia L. Howe	New Owner	
1614 5th Avenue North	"	082-05-0-058.00
Nashville, TN 37208-2243	"	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIOLA P. MILLER AND RICHARD F. MILLER, II, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY J. DUNN, AN UNMARRIED MAN, AND TRICIA L. HOWE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: # As Tenants in common

Being the Northerly 45 feet of Lot No. 94 on the plan of D.T. Mcgavock's Addition of 98 lots, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 94 fronts 45 feet on the Easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Viola P. Miller and husband, Richard F. Miller, II by Warranty deed from Kyle Pendleton and Alan Maloney, both unmarried people of record in Instrument No. 20090923-0088448 Register's Office for Davidson County, Tennessee, dated September 21, 2009 and recorded on September 23, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1614 5th Avenue North, Nashville, TN 37208-2243.

6195

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of October, 2016.

Viola P. Miller

Richard F. Miller, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Viola P. Miller and Richard F. Miller, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public 489038

My Commission Expires:
7/1/17