BILL GARRETT, Davidson County
Trans:T20160100351 DEEDWARR
Recvd: 11/14/16 14:52 2 pgs
Fees:13.00 Taxes:481.00
20161114-0119894

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: 16-1343

WARRANTY DEED

THIS INDENTURE, made and entered into this 11/07/2016, by and between Jonathan Miller, unmarried, parties of the first part, and Aprele M. Fitzgerald, a single woman, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2-A, CLUNAN HEIGHTS, SECTION ONE, A ZONE LOT DIVISION, AS OF RECORD IN PLAT BOOK 6250, PAGE 354, AMENDING BOOK 4300, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREIN MADE FOR A MORE COMPLETE DESCRIPTION OF METES AND BOUNDS.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN MILLER, UNMARRIED BY WARRANTY DEED FROM CRISPIN PROPERTIES, LLC. A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON 11/02/2005 IN INSTRUMENT NO. 20051102-0132218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 128-07-0-012.00

☒ Improved 7756 Sawyer Brown Road, Nashville, TN 37221
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

11/7/16

Jonathan Miller

STATE OF TN

COUNTY OF Knox

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jonathan Miller** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of November, 2016..

Susan Miller
Notary Public

My Commission Expires: **My Commission Expires: June 3, 2019**

SUSAN MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

****

Owner's Name: **Aprele M. Fitzgerald**

and Address: **7756 Sawyer Brown Road, Nashville, TN 37221**

Mail tax bills to

Everett Financial, Inc. dba Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 7th day of November, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM