Davidson County DEEDWARR Recvd: 12/06/16 14:25 3 pgs Fees:18.00 Taxes:354.99 **20161206-0128038**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,943.50 Cynthia D Hill Affiant Subscribed and sworn to before me, this 5th DAY OF December, 2016. Deanna Cooper Notary Public MY COMMISSION EXPIRES: 5/13/2020 (AFFIX SEAL)

WARRANTY DEED

HFR16-3105

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Remegilda Hill	Remegilda Hill	
1732 Groveland Ridge Rd. ~~3105 Lakeland Drive~~	(NAME) 1732 Groveland Ridge Rd. ~~3105 Lakeland Drive~~	
(ADDRESS) Columbia, TN 38401 ~~Nashville, TN 37214-3312~~	(ADDRESS) Columbia, TN 38401 ~~Nashville, TN 37214-3312~~	096-15-0-004.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA D. MILLER, UNMARRIED AND JOHN L. MILLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REMEGILDA HILL , MARRIED, hereinafter called the Grantee(s), 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. 909 on the Plan of Cloverhill, Section No. XI, of record in Plat Book 2663, Page 26, 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 Cynthia D. Miller and husband, John L. Miller by Warranty Deed from Harold D. Bevels and wife, J. Delores Bevels, of record in Book 10778, Page 97, Register's Office for Davidson County, Tennessee, dated January 30, 1998 and recorded on February 02, 1998.

Cynthia D. Miller and John L. Miller are now divorced pursuant to the divorce decree of record in Docket No. 09D1855 in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2663, Page 26, Book 4770, Page 979, Book 8157, Page 786, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3105 Lakeland Drive , Nashville, Tennessee 37214-3312
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of December, 2016.

Cynthia D. Miller

John L. Miller

STATE OF Tennessee
COUNTY OF Davidson

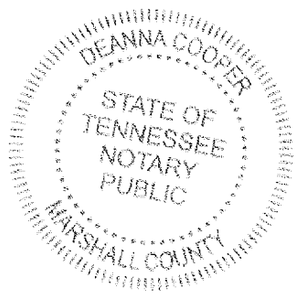
On this the 5th day of December, 2016, before me personally appeared Cynthia D. Miller, unmarried and John L. Miller, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of December, 2016.

Deanna Cooper
Notary Public

My Commission Expires: 5/12/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY