Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2233

STATE OF TENNESSEE
COUNTY OF HAMILTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2016

Notary Public
Commission Expires: 9-6-17

SAM A. KLABURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

BILL GARRETT, Davidson County
Trans: T20170000572 DEEDWARR
Recvd: 01/04/17 09:06 2 pgs
Fees: 13.00 Taxes: 647.50
20170104-0000648

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian J. Foley 240 Blackman Rd. Nashville TN 37211	New Owner	087-00-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kaela M. Miller and Frederick Miller, wife and husband and Carmen Williams, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian J. Foley, a married man

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:

Being a part of Lot No. 8 on the plan of the lands of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, County Court for Davidson County, Tennessee, being more particularly described as follows:
Beginning at a point 91 feet north of a stake in the common corner of Johnson, McNish and Hayes Tracts of land; thence North 3 Degrees, 30' East, 108 feet to a stake; thence East 324 feet to a stake; thence South 3 Degrees 30' West 108 Feet to a stake; thence West 324 Feet to the point of beginning. A 12 foot right-of-way extends from the Southeast corner of said property due East 349 feet, more or less, to the New Hope Road through Hayes property.

Being the same property conveyed to Kaela M. Miller and Frederick Miller, wife and husband, and Carmen Williams, married by Quitclaim deed from Kaela Miller, married of record in Instrument No. 20130322-0028713 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 22, 2013.

Subject property having never been the primary residence of Brian Williams, spouse of Carmen Williams.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6142 North New Hope Rd, Hermitage, TN 37076-2621.

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

Dated this the 28th day of December, 2016.

Kaela M. Miller

Frederick Miller

Carmen Williams by Kaela M. Miller as attorney in fact
Carmen Williams by Kaela M. Miller, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kaela M. Miller and Frederick Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ooltewah, Tennessee this 28th day of December, 2016.

Notary Public
My Commission Expires: 9-6-17

(Notary Seal)

SAM A. KLABURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned notary public, **Kaela M. Miller,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Carmen Williams** and acknowledged that she executed the same as the free act and deed of the said **Carmen Williams,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20170104-0000647, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Ooltewah, Tennessee this 28th day of December, 2016.

Notary Public
My Commission Expires: 9-6-17

(Notary Seal)

SAM A. KLABURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON