RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3239

WARRANTY DEED

CINDY BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/16/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Daniel Bruce	New Owner	076-09-0A-012.00-C
(NAME)	(NAME)	
828 Chandler Grove Drive		Davidson County DEEDWARR Recvd: 01/18/17 11:11 3 pgs Fees:18.00 Taxes:999.00 **20170118-0005310**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melissa A. Miller, Married (fka Melissa A. Venable)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Daniel Bruce, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a 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. 12 on the Final Plat of Chandler Grove, a Planned Unit Development, as of record in Book 7900, Page 796, and amended in Book 7900, Page 802, and Surveyor's Certificate of Correction in Book 9942, Page 837, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa A. Venable and Anthony S. Venable, Jr., wife and husband by Warranty Deed from Jerimy D. Turman and wife, Elizabeth A. Carron Turman, dated October 17, 2008 and filed in Instrument Number 20081021-0105506, said Register's Office.

Further being the same property conveyed to Melissa A. Venable by Quit Claim Deed dated 02/05/2014 from Anthony S. Venable, Jr. of record in Instrument 201402180013722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per plat at Book 7900, Page 796, Book 7900, Page 802, Book 9942, Page 837, said Register's Office; Restrictive Covenants of record in Book 9480, Page 4, said Register's Office; By-Laws of record in Book 9480, Page 16, said Register's Office.

Melissa A. Venable is one in the same person as Melissa A. Miller, now a married woman

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 828 Chandler Grove Drive, Hermitage, TN 37076
(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), his heirs and/or 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), his heirs and/or 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 hand this 13th day of January 2017

Melissa Miller

Melissa Miller

State of Tennessee
County of Rutherford

Personally appeared before me Melissa Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2017.

Notary Public Holly M Phillips
My Commission Expires: 3/31/2020

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019