Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $146,470.00.

Affiant

File Number: 1701009

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Subscribed and sworn to before me, this 23rd day of January, 2017.

Notary Public
My Commission Expires: 7.3.17

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Frank Miles and Jennifer Miles	F&M BANK	107-14-0-129.00
1014 Kipling Drive	50 FRANKLIN ST.	
Nashville, TN 37217	CLARKSVILLE, TN 37040	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danielle Leigh Rayford, an unmarried woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Frank Miles and Jennifer Miles, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No 131 on the Plan of Miro Meadows Subdivision, as of record in Plat Book 1424, Pages 94 and 95, as amended in Plat Book 5344, Page 294 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Brown by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate holders SWABS, INC., Asset-Backed Certificates, Series 2006-7, dated October 29, 2010, of record in Instrument No 20110106-0001914, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Danielle Leigh Rayford, an unmarried woman, by deed from Steven Brown, July 31, 2015 of record in Instrument No. 20150731-0075617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 1014 Kipling Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20170006892 DEEDWARR
Recvd: 01/24/17 15:11 2 pgs
Fees:13.00 Taxes:541.94
20170124-0007778

WITNESS my hand this 20th day of January, 2017.

Danielle Leigh Rayford

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Danielle Leigh Rayford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of January, 2017.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17