THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~268,500.00~~ $261,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2017 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170010232 DEEDWARR
Recvd: 02/03/17 09:17 2 pgs
Fees:13.00 Taxes:965.70
20170203-0011611

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Johnson	new owner	MAP
7733 Poplar Ridge Dr		PARCEL 141-06-0A-047.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Meghan Nicole Miller f/k/a Meghan N. Krepel, and husband Kyle Steven Miller**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Johnson and Theresa Louise Gaugenti, Tenants in Common with the Right of Survivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Poplar Ridge, Section Four, a Residential Planned Unit Development of record in Plat Book 9700, Page 119, 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 Ernest Brian Wilson, a single person by Warranty deed from Paul D. Benton and wife, Kelly L. Benton of record in Instrument No. 20130718-0074376 Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on July 18, 2013.

Being the same property conveyed to Meghan N. Krepel, unmarried by Warranty deed from Ernest Brian Wilson, unmarried of record in Instrument No. 20150702-0064381 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 02, 2015.
Kyle Steven Miller, spouse of Meghan Nicole Miller joins in this conveyance for the purpose of conveying any interest he may have in the subject property.

Being also known as: 7733 Poplar Ridge Dr Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **7733 Poplar Ridge Dr, Nashville, TN 37221.**

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 do 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 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 our hand(s) this the 31st day of January, 2017.

Meghan Nicole Miller f/k/a Meghan N. Krepel

Kyle Steven Miller

STATE OF Illinois
COUNTY OF McHenry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Meghan Nicole Miller** f/k/a **Meghan N. Krepel** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2017.

OFFICIAL SEAL
BRIAN C. COYLE
• NOTARY PUBLIC •
STATE OF ILLINOIS
COMMISSION EXPIRES 2-18-19

My Commission expires: 2/18/19

Notary Public

STATE OF Illinois
COUNTY OF McHenry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Steven Miller** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2017.

OFFICIAL SEAL
BRIAN C. COYLE
• NOTARY PUBLIC •
STATE OF ILLINOIS
COMMISSION EXPIRES 2-18-19

My Commission expires: 2/18/19

Notary Public