This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/15/17 12:43 3 pgs
Fees:18.00 Taxes:728.53
20170315-0025413

ADDRESS NEW OWNER:
Jon T. Edmondson & Carrie Beth Henry
320 Mapleton Alley
Hermitage, TN 37076

SEND TAX BILL TO:

Same as new owner

MAP/PARCEL 097-02-0A-085.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan J. Miller and wife, Seleana M. Miller, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Carrie Beth Henry and Jon Thomas Edmondson, joint tenant, with full rights of survivorship, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two of record in Plat at Instrument No. 20090603-0051286, 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 Nathan J. Miller and wife, Seleana M. Miller by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110712-0053135 Register's Office for Davidson County, Tennessee, dated July 08, 2011 and recorded on July 12, 2011.

This is improved/unimproved property known as: **320 Mapleton Alley, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given .

WITNESS MY HAND on this the

Nathan J. Miller

Seleana M. Miller

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~Davidson~~ Lowndes

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nathan J. Miller and Seleana M. Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this .

NOTARY PUBLIC

My Commission Expires: 3-30-2020

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID #115822
AUREA A. GIVENS
Commission Expires
March 30, 2020
LOWNDES COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~Davidson~~ Lowndes

The actual value or consideration, whichever is greater, for this transfer is $196,900.00.

AFFIANT

Subscribed and sworn to before me this the .

NOTARY PUBLIC

My Commission Expires: 3-30-2020

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID #115822
AUREA A. GIVENS
Commission Expires
March 30, 2020
LOWNDES COUNTY

File No: 170128

True Copy Certification

I, _Meredith Bauerle, 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.

Signature

State of Tennessee

County of Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, 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: 6/24/16

