BILL GARRETT, Davidson County
Trans:T20170022531 DEEDWARRSP
Recvd: 03/16/17 12:25 3 pgs
Fees:18.00 Taxes:2497.50
20170316-0025828

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Conexion Americas	New Owner	MAP 118 04 0
2201 & 2203 Nolensville Pike	2195 Nolensville Pike	PARCEL 07500 and 07400
Nashville, TN 37211	Nashville, Tenn 37211	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Wilma June Miller**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Conexion Americas** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Being the easterly portion of Lot No. 8 on the Map of John H. Canaday's Subdivision of West Lawn, as of record in Plat Book 332, page 90, Register's Office for said County, and described according to a survey made by John Kohl & Company, dated December 30, 1983, as follows:
>
> BEGINNING at an iron pin set on the westerly side of Nolensville Road and back of the sidewalk, said point being 200 feet, more or less, north from the intersection of the northerly side of Rosedale Avenue and the westerly side of Nolensville Road; thence south 62 degrees 06 minutes 23 seconds west 237.94 feet to an iron pin set; thence north 27 degrees 07 minutes 31 seconds west 99.52 feet along a brick wall to an iron pin set; thence north 62 degrees 00 minutes 00 seconds west 239.65 feet to an iron pin set; thence along a curve to the left, the radius of which is 17,150.00 feet, a distance of 100 feet, a chord bearing of south 26 degrees 09 minutes 16 seconds east to the point of beginning.
>
> Being the same property conveyed to Wilma June Miller by warranty deed from Jeanette Bess and Thelma Collins, unmarried persons of record in Book 6212, page 331, Register's Office for Davidson County, Tennessee, dated 01/06/1984 and recorded on 01/11/1984. The undersigned William Leland Miller, husband of Wilma June Miller joins in the conveyance of this property to convey any and all interest he may have.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 2201 & 2203 Nolensville Pike, Nashville, TN 37211.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 15 day of March, 2017.

Wilma June Miller

William Leland Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Wilma June Miller** 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, at office, this 15 day of March, 2017.

Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, William Leland Miller, 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 for the purposes therein contained.

Witness my hand, at office, this 15 day of March, 2017

Notary Public

My commission expires: March 3, 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me this 15 day of March, 2017

Notary Public

My Commission Expires:

March 3, 2020

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN