Bk 29

STATE OF TENNESSEE 20568
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kenneth W. Wyatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2017.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Kenneth W. Wyatt	Send Tax Bills To: New owner
(Name) 805 Hunters Hill Terrace	(Name)
(Street Address or Route Number) Old Hickory, TN 37138	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 07509010700

FOR AND IN 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, I/WE, Arthur J. Miller and wife, Lana J. Miller HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Wyatt and wife, Doris Wyatt 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. 245 on the Plan of Section Two, Revised, Hermitage Hills, of record in Book 2900, page 112, Register's Office for said County, as follows:

Said Lot No. 245 fronts 85 feet on the northerly side of Jcksonian Drive and extends back 103.5 feet on the westerly line and 150.2 feet on the easterly line to a dead line in the rear on which it measures 97.6 feet.

BEING the same property conveyed to Arthur J. Miller and wife, Lana J. Miller by deed from Ben Merritt and wife, Bonnie R. Merritt, filed of record in Book 7043, page 144, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 217 Jacksonian Drive, Hermitage, TN 37076.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 23rd day of March, 2017.

Seller

Arthur J. Miller
Arthur J. Miller

Lana J. Miller
Lana J. Miller

BILL GARRETT, Davidson County
Trans:T20170025193 DEEDWARR
Recvd: 03/24/17 14:22 2 pgs
Fees:13.00 Taxes:462.50
20170324-0029099

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Arthur J. Miller and wife, Lana J. Miller, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

