BILL GARRETT, Davidson County
Trans:T20170026980 DEEDWARR
Recvd: 03/30/17 14:37 3 pgs
Fees:17.00 Taxes:0.00
20170330-0031197

WARRANTY DEED

FROM: Nancy Miles
Grantor

TO: John Henry Miles
and wife, Nancy
B. Miles, Grantees

This instrument was prepared by:
Michael S. Goode, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
John H. Miles and wife, Nancy B. Miles 215 Kensington Park Nashville, Tennessee 37215	Same As Owner	117-13-0-B-111.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero and 00/100 Dollars ($0.00).

Nancy B. Miles
Affiant

Sworn to and subscribed before me, this 23rd day of March, 2017.

TAMELA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Tamela Brown
Notary Public

My Commission Expires: 11-3-2020

FOR AND IN CONSIDERATION OF the sum of Zero and no/100 Dollars ($0.00) the receipt and sufficiency of which are hereby acknowledged, **NANCY MILES a/k/a NANCY B. MILES** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **NANCY B. MILES and husband, JOHN HENRY MILES**, Grantees (the "Grantees"), their heirs, successors and assigns, all my undivided right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on

Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Grantor intends by this Warranty Deed to create a Tenancy by the Entirety with her husband, **JOHN HENRY MILES**.

The Property is improved property located at 215 Kensington Park, Nashville, Tennessee, 37215.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters which are of record in the Register's Office for Davidson County, Tennessee, to which this conveyance is expressly made subject.

Witness my hand this 23rd day of March, 2017.

Nancy B. Miles

NANCY MILES a/k/a NANCY B. MILES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, NANCY B. MILES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of March, 2017.

Tamela Bryan

Notary Public
My Commission Expires: 11-3-2020

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires NOV. 3, 2020

EXHIBIT A

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the plan of Abbotsford, of record in Book 6250, pages 419, 420 and 421, as amended in Book 6800, pages 164 and 165, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Miles by Warranty Deed from Ralph N. Glenn and wife, Helen D. Glenn, filed for record as Instrument No. 20061003-0122212 in the Register's Office for Davidson County, Tennessee.