WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170033855 DEEDWARR
Recvd: 04/21/17 13:47 2 pgs
Fees: 13.00 Taxes: 558.70
20170421-0039438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel G. Miller and Rachel G. Miller, Husband and Wife	CMG MORTGAGE, INC.d/b/a CMG FINANCIAL	142150a03700co
(NAME)	(NAME)	
112 Bellevue Rd., Unit 37	3160 Crow Canyon Rd.#400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(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, I, Dana Tiblier, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel G. Miller and Rachel G. Miller, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 37 of the First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bellevue Manor Condominiums of record in Book 5520, Page 203, and amended in Instrument No. 20081217-0120696, Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Dana Tiblier from Carl McDaniel, an unmarried man, by Warranty Deed dated July 1, 2013 of record in Instrument No. 20130717-0073788, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORT ON THE PLAN OF THE FIRST REVISION, BELLEVUE MANOR CONDOMINIUMS OF RECORD IN PLAT BOOK 5200, PAGE 231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 112 Bellevue Rd., Unit 37, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said

GRANTEES that I am 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 I do further covenant and bind myself, my, 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 my hand this 18th day of April, 2017.

Dana Tiblier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of April, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dana Tiblier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

