BILL GARRETT, Davidson County
Trans:T20170037690 DEEDWARR
Recvd: 05/03/17 15:33 2 pgs
Fees:13.00 Taxes:2525.25
20170503-0043987

# Warranty Deed

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|---|---|
| STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $682,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 2nd day of May, 2017.<br><br>Notary Public<br><br>My commission expires: 7-3-17 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Alastair Miller<br>Lauren Miller | PINNACLE BANK | |
| 107 Lasalle Court | 150 3RD AVE S. | 130-02-0-023.00 |
| Nashville, TN 37205-3762 | SUITE 900<br>NASHVILLE, TN 37201 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUCAS O. DURHAM AND N. IVEY SLAUGHTER NKA IVEY DURHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALASTAIR MILLER AND LAUREN MILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 7 and 8 and the North 15 foot front and 15 1/2 feet rear of Lot No. 9, of Block 5, on the Plan of The Courts of Bellemeade of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 7 and 8 and part of Lot No. 9 adjoin and front 75.0 feet on the Easterly margin of LaSalle Court and extend back 114 feet 7 inches on the Northerly line and 120 feet 6 1/2 inches on the Southerly line to a dead line in the rear, measuring 75 feet ½ inches thereof.

Being the same property conveyed to Lucas O. Durham, an unmarried man, and N. Ivey Slaughter, an unmarried woman, tenants in common with right of survivorship by Warranty deed from W. Patrick Mulloy, II and Mollie M. Creason and William Scott Creason, Jr. of record in Instrument No. 20100407-0026246 Register's Office for Davidson County, Tennessee, dated April 05, 2010 and recorded on April 07, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 107 Lasalle Court, Nashville, TN 37205-3762.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of May, 2017.

Lucas O. Durham

N. Ivey Slaughter NKA Ivey Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lucas O. Durham and N. Ivey Slaughter NKA Ivey Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public