THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170311207

BILL GARRETT, Davidson County
Trans:T20170037905 DEEDWARR
Recvd: 05/04/17 10:52 2 pgs
Fees:13.00 Taxes:1663.15
20170504-0044241

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $449,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2017.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Natalie Nesmith McCall and Abraham Scott McCall 4919 Illinois Avenue Nashville TN 37209	newowner	Tax Parcel ID No. 091-11-0-039.000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alastair C. Miller and Lauren Abide Miller, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Natalie McCall and Abraham Scott McCall, Wife and Husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision (Partition) of Lot 902 and Part of Lot 904 Plan of West Nashville No.1 of record in Plat at Instrument No. 20110509-0035575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Alastair C. Miller and Lauren Abide Miller, husband and wife by Quitclaim deed from Alastair C. Miller, married of record in Instrument No. 20140129-0007944 Register's Office for Davidson County, Tennessee, dated January 16, 2014 and recorded on January 29, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20110509-0035575, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20120217-0013910, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4919 Illinois Avenue Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2nd day of May, 2017.

Alastair C. Miller

Lauren Abide Miller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alastair C. Miller and Lauren Abide Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2017.

Notary Public

My Commission Expires: _____

