Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 05/15/17 14:49 3 pgs
Fees:17.00 Taxes:0.00
20170515-0048105

The Actual Consideration or value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 15th day of May, 2017.

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-5-18

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Woodfin Miller 2017 Trust	SAME	**117-9C-50**
210 Burlington Place		**&**
Nashville, TN 37215		**117-9C-59**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Andrew W. Miller,** by these presents does hereby transfer and quitclaim and convey unto **Woodfin Miller 2017 Trust,** their successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Tract I - Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Burlington Subdivision, a Planned Unit Development, of record in Book 5200, Page 403, 404,405 and 406, said Register's Office, as amended in Book 5800, Page 185, said Register's Office.

Beginning at a monument in the westerly margin of Burlington Place which monument in the southeastern corner of Lot No. 60, thence with the south line of said Lot 60 south 87 degrees 00' 00" West 79.61' to a point, thence North 63 degrees 00' 00" West with the south lines of Lots 50, 49 and 48, respectively 180.04' to a point thence south 02 degrees 00' 00" west 211.28' to a point, thence south 88 degrees 00' 00" East 37.15' to a point, thence south 27 degrees 33' 05" East 30.00' to a point, thence north 62 degrees 26' 55" East 32.00' to a point, thence south 27 degrees 33'05" East 54.12' to a point, thence south 82 degrees 17' 21" East 79.70' to a point in the westerly margin of Burlington Place, thence with the said westerly margin of Burlington Place to the point of beginning.

Tract II - Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Burlington subdivision, a Planned Unit Development of record in Book 5200, page 403, 404,405 and 406, said Register's Office, as amended in Book 5800, page 185, said Register's Office.

Beginning at a monument in the westerly margin of Burlington Place, which monument marks the Northeastern corner of Lot No. 59, thence with the westerly margin of Burlington Place, in a curve with a chord bearing it North 35 degrees 36' 57" west and a chord length of 120.00 feet, 123.88' to a point, thence south 27 degrees 00' 00" West 95' to a point in the northern line of Lot No. 59, thence with the northern line of Lot 59 to the point of beginning, said lot containing 4,400 square feet more or less.

Subject to an easement to City of Nashville, for Sanitary Sewers of record in Book 3401, page 545, said Register's Office, to maintain construction, operation and repairing; Declaration of Covenants, Conditions, and Restrictions including but not limited to assessments, charges and liens, of record in Book 5863, Page 796, said Register's Office, as amended in Book 6046, Page 134 and Book 6194, Page 440, said Register's Office.

A two foot easement retained by Developer along the perimeter boundary line for constructing and maintaining perimeter walls and screening, and an additional three (3) feet for a total of five (5) foot wide easement is retained by Developer along said perimeter boundaries for maintaining said perimeter walls and screening as set out in Plat of record in Book 5200, page 403 through 406, said Register's Office.

A lot owner having an eight (8) foot side or rear yard setback facing two (2) foot setback on an adjacent lot is hereby granted an easement for the use of the adjacent two (2) foot setback area, which use shall include, but not exclusively open space, patio, and recreation. No operable or transparent windows may be placed in a wall located on a two (2) foot side or rear yard setback facing an adjacent lot, nor shall any legally required window in a habitable space, which windows face a side or rear lot line bordering on an adjacent lot, be placed in a wall closer than eight (8) feet from that

side or rear lot line. If a driveway is placed within an eight (8) foot setback area from a lot line, no building wall on the lot may be placed nearer than ten (10) feet from such a lot line, as set out in Plat of record in Book 5200, pages 403 through 406, said Register's Office.

Subject to the Plan of record in Book 5200, pages 403, 404, 405, and 406, said Register's Office, showing an owner's Certificate, as amended in Book 5800, page 185, said Register's Office, and certain easements and setback lines.

Being the same property conveyed to Andrew W. Miller by deed from John C. Jones and wife, Judith Moore Jones of record in Book 7881, Page 959, Register's Office for Davidson County, Tennessee.

This is improved property, **210 & 214 Burlington Place, Nashville, TN 37215**

WITNESS my hand this 15th day of **May, 2017.**

Andrew Woodfin Miller
By: Andrew Woodfin Miller, Jr., as Attorney-in-Fact

Andrew Woodfin Miller
By: Tracy L. Miller as Attorney-in-Fact

STATE OF IN)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Andrew Woodfin Miller, Jr**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Andrew Woodfin Miller** as Attorney-In-Fact, as his free act and deed.

WITNESS my hand this 15th day of **May, 2017.**

Notary Public

My Commission Expires: 7-6-2020

DAWN J. THURLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

STATE OF IN)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Tracy L. Miller**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Andrew Woodfin Miller** as Attorney-In-Fact, as his free act and deed.

WITNESS my hand this 15th day of **May, 2017.**

Notary Public

My Commission Expires: 7-6-2020

DAWN J. THURLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

Certificate of Authenticity

I, I. Dyke Tatum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.