Davidson County DEEDWARR
Recvd: 06/08/17 14:47 4 pgs
Fees:23.00 Taxes:1427.77
20170608-0057684

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Andrew Miller
5624 Traceside Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
~~Owner~~ New Owner

MORTGAGEE:
Farmington Mortgage
2002 Richard Jones Rd. Suite 300A
Nashville, TN 37215

MAP	**155-16**
GROUP	**A**
PARCEL	**309.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Melanie Caldwell and husband, Paul Raiman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Andrew Miller and Kara D. 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:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Traceside, Section Ten, Revision One, as shown by plat and survey of record in Plat Book 9700, page 827, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melanie Caldwell and husband, Paul Raiman by deed from Robert J. Flanders and wife, Colleen H. Flanders of record in Instrument no. 20140710-0060966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **5624 Traceside Drive, Nashville, Tennessee 37221.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **5th** day of **June, 2017.**

Melanie Caldwell, by Paul Raiman, as attorney-in-fact

Melanie Caldwell, by Paul Raiman, as attorney-in-fact

Paul A Raiman

Paul Raiman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Raiman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for Melanie Caldwell and as Attorney in Fact for the said Melanie Caldwell, he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2017.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

MARY JOE HARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DA
MY COMMISSION EXPIRES SEPTEMBER 7

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Raiman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2017.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Sumner

The actual value or consideration, whichever is greater, for this transfer is ~~$387,000.00~~ $385,883.00

AFFIANT

Subscribed and sworn to before me on this 5th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 3-30-21

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

