G#29795-3 Box#14

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00 Alex E. Hughes Affiant Subscribed and sworn to before me, this 16th day of June, 2017 Notary Public MY COMMISSION EXPIRES: 1/17/21 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alex E Hughes David M Sadler 5925 Manor Place Brentwood, TN 37027	Franklin American Mortgage Company 6100 Tower Circle Suite 600 Franklin, TN 37067	160-16-0051.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael G. Miller and Louise H. Miller, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alex E Hughes, an unmarried woman and David M. Sadler, an unmarried man, as joint tenants with right of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Revised, Phase 6, Hearthstone of record in Plat Book 6900, Page 254, 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 the same property conveyed to Michael G. Miller by Warranty deed from Radnor Homes, Inc. of record in Book 7278, page 764, Register's Office for Davidson County, Tennessee, dated June 23, 1987 and recorded on June 25, 1987.

The spouse of Michael G. Miller joins in the execution of this deed to convey any and all marital rights she may have in said property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5925 Manor Place, Brentwood, Tennessee 37027

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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.

BILL GARRETT, Davidson County
Trans:T20170051883 DEEDWARR
Recvd: 06/19/17 09:08 2 pgs
Fees:13.00 Taxes:1498.50
20170619-0060947

Witness my/our hand(s) this 16th day of June, 2017.

Michael G. Miller

Louise H. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael G. Miller; Louise H Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of June, 2017.

Notary Public

My Commission Expires: 1/6/2020

