This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 22th day of June, 2017.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamie White	Firstbank	108-03-0A 015.00
928 Patio Dr.	318 Seaboard Lane, Suite 205	
Nashville, TN 37214	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SANDRA MILLER DUNCAN F/K/A SANDRA M. MILLER, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMIE WHITE-HARRISON, AN UNMARRIED WOMEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Unit N-15, A Horizontal Property Regime, on the Plan of Patio Villa Subdivision, Phase II, Section 3, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra M. Miller by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, dated 12/23/2005, of record in Instrument No. 20060103-0000350, and re-recorded in Instrument No. 20060110-0003386, said Register's Office.

The said Sandra M. Miller and Sandra Miller Duncan are one in the same person. Sandra was married after purchasing this property, it is an is investment property and was never a marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 928 Patio Dr., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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:T20170054685 DEEDWARR
Recvd: 06/26/17 15:58 2 pgs
Fees:13.00 Taxes:425.50
20170626-0064272

Witness my hand this the 22th day of June, 2017.

Sandra Miller Duncan f/k/a Sandra M. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra Miller Duncan f/k/a Sandra M. Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22th day of June, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY