BILL GARRETT, Davidson County
Trans:T20170059192 DEEDWARR
Recvd: 07/11/17 11:09 2 pgs
Fees:13.00 Taxes:832.50

20170711-0069627

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Greenville

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Cathy P. Miller Michael W Miller
Affiant

Subscribed and sworn to before me, this 3rd day of July, 2017.

Notary Public

My commission expires: 07/09/2023

ROYE HOLLAND JR. NOTARY PUBLIC SOUTH CAROLINA

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John C Grace Colleen M Grace	new owner	173-09-0A-593.00-CO
2339 Alteras Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael W. Miller and Cathy P. Miller, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John C Grace and Colleen M Grace, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 567 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 W. Miller and Cathy P. Miller, husband and wife by Warranty Deed from Bridgett Holder-Markovski (formerly known as Bridgett C. Holder) and husband Sandra Markovski of record in Instrument No. 20140703-0058903 Register's Office for Davidson County, Tennessee.

This is improved property known as **2339 Alteras Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of July, 2017.

Michael W. Miller

Cathy P. Miller

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael W. Miller and Cathy P. Miller, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of July, 2017.

Notary Public
My Commission Expires: 07/09/2023

SolomonParks File No. 170161

ROYE E. HOLLAND, JR. NOTARY PUBLIC SOUTH CAROLINA

SP 11/2015