Davidson County DEEDWARR
Recvd: 07/19/17 16:19 3 pgs
Fees:18.00 Taxes:567.21
20170719-0073009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $153,300.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2017.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas L. Miller, Jr.	**Stearns Lending, LLC**	**03308003000**
429 Gates Road	**4 HUTTON CENTRE DR, 10TH FLOOR**	
Goodlettsville, TN 37072	**SANTA ANA, CA 92707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Tasber and wife, Michelle Tasber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas L. Miller, Jr., an unmarried man

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. 72 on the Plan of Gatewood, Section 1, of record in Plat Book 3300, page 47-52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael Tasber and wife, Michelle Tasber, by Warranty Deed from James W. Rayburn and wife, Frances Elaine Rayburn, dated January 5, 2004, of record in Instrument No. 20040116-0007159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Book 3370, page 121, and Book 3398, page 438, said Register's Office.

All matters as shown on the plat of record in Plat Book 3300, page 47-52, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 429 Gates Road, Goodlettsville, TN 37072.

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 in 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.

Witness my/our hand(s) this 18th day of July, 2017.

Michael Tasber

Michelle Tasber

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Michael Tasber and Michelle Tasber, the within named Grantor(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.

Witness my hand, at office, this 18th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

COUNTY OF SUMNER
DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020

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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY