BILL GARRETT, Davidson County
Trans:T20170062806 DEEDWARR
Recvd: 07/21/17 15:03 2 pgs
Fees:13.00 Taxes:314.50
20170721-0074124

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this the 20th day of July, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frank J. Miles Jennifer Miles		
87 Elberta St.	New Owner	120 02 0 119.00
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUE MCCRARY, UN-MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK J. MILES AND JENNIFER MILES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 59 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, 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 Sterling Brown Shirley and wife, Nora Dean Shirley by Deed from Sterling Brown Shirley of record in Book 4013, Page 615, Register's Office for Davidson County, Tennessee, dated May 05, 1966 and recorded on May 05, 1966.

Being the same property conveyed to Sue McCrary by Quitclaim Deed from Nora Dean Shirley, a widow of record in Book 7590, Page 71, Register's Office for Davidson County, Tennessee, dated June 30, 1988 and recorded on July 05, 1988. Sterling Brown Shirley having since died and Nora Dean Shirley reserved herself a Life Estate Interest.

Being the same property conveyed to George McCrary and wife, Sue McCrary by Quitclaim Deed from Sue McCrary of record in Book 9389, Page 646, Register's Office for Davidson County, Tennessee, dated June 16, 1994 and recorded on June 27, 1994. George McCrary died August 18, 1999, vesting property solely in Sue McCrary.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1320 Mars Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2017.

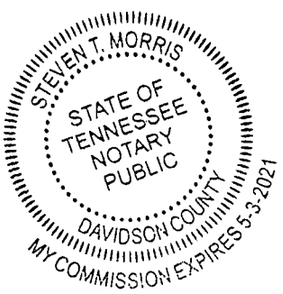
Sue McCrary

Sue McCrary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sue McCrary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2017.



Notary Public