BILL GARRETT, Davidson County
Trans: T20170064290 DEEDWARR
Recvd: 07/26/17 15:43 2 pgs
Fees: 13.00 Taxes: 1128.13

20170726-0075882

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $304,900.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2017.

Notary Public

My commission expires: 7-2-18

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:
Jodi F. Hamm	Sierra Pacific Mortgage Company	
425 Old Towne Drive	1180 Iron Point Road, Suite 200	160-16-0C-069.00-CO
Brentwood, TN 37027	Folsom, CA 95630	

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, **JEFFEREY E. MILLER, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JODI F. HAMM, UNMARRIED**, 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 Unit 69, on the Plan of The Terraces at Brentwood Chase, as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey E. Miller, unmarried and Bethsaida Camacho, unmarried by Warranty deed from Garrett Bernard, an unmarried man of record in Instrument No. 20031021-0155495 Register's Office for Davidson County, Tennessee, dated October 15, 2003 and recorded on October 21, 2003.

JM AKA Jeffrey E. Miller

Being the same property conveyed to Jefferey E. Miller, unmarried by Quitclaim deed from Bethsaida Camacho of record in Instrument No. 20051227-0153746 Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on December 27, 2005.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

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 425 Old Towne Drive, Brentwood, TN 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 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 24th day of July, 2017.

Jefferey E Miller AKA Jeffrey E Miller JEM

Jefferey E. Miller AKA Jeffrey E. Miller

JEM

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 Jefferey E. Miller, aka Jeffrey E. Miller (JEM) 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 24th day of July, 2017.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018