WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jeramie White and David F. Boyd and James R. Southerland	SAME	19-13-51
(NAME)	(NAME)	
107 Terry Ln		
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171886

Davidson County DEEDWARR
Recvd: 09/01/17 10:56 3 pgs
Fees:18.00 Taxes:1045.25
20170901-0090077

For and 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 acknowledged, I/we, Joseph Miller, William Miller, Jonathan Miller and Thomas Miller, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jeramie White and David F. Boyd and James R. Southerland, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 1, on the plan of Prater Subdivision, which is of record in Book 8250, Page 668, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Randal L. Miller and wife, Catherine A. Miller by Warranty Deed from PGP Industries, Inc., dated February 17, 1999 and filed of record in Book 11391, Page 21, Register's Office for Davidson County, Tennessee. The said Randal L. Miller and Catherine A. Miller are now divorced. Catherine Ann Miller conveyed her interest in said land to Randal L. Miller by Quitclaim Deed dated November 7, 2001 and filed of record in Instrument No. 20011212-0137368, said Register's Office. The said Randal L. Miller died intestate on June 5, 2006, survived by his four sons, Joseph Miller, William Miller, Jonathan Miller and Thomas Miller, his sole heirs at law, pursuant to Affidavit of Heirship appearing of record in Instrument No. 20060919-0115950, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 212 Depot Street, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2017

Joseph Miller

William Miller

Jonathan Miller

Thomas Miller

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph Miller and William Miller and Jonathan Miller and Thomas Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

