6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Edward Miller and Pamela Danielle Miller	Mark Edward Miller and Pamela Danielle Miller	08513002100
(NAME)	(NAME)	
2604 Crestwood Road	2604 Crestwood Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **James C. Hailey Jr., and wife and Karen A. Hailey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Edward Miller and Pamela Danielle Miller, husband and wife,** 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 part of Lot No. 14 on the revised map of Cliffdale Subdivision, as of record in Book 974, Page 49, Register's Office for said County.

Being the same property conveyed to James C. Hailey Jr. and wife, Karen A. Hailey by deed dated March 30, 1983 from Terry A. Peck and wife, Diane M. Peck of record in Book 6039, Page 404, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2604 Crestwood Road, Nashville, TN 37214
(House Number) (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 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 is 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.

BILL GARRETT, Davidson County
Trans:T20170078648 DEEDWARR
Recvd: 09/08/17 09:46 2 pgs
Fees:13.00 Taxes:559.44
20170908-0092349

Witness my/our hands this 6th day of September, 2017.

James C. Hailey Jr.

Karen A. Hailey

State of Tennessee
County of Davidson

On this 6th day of September, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James C. Hailey Jr. and Karen A. Hailey, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 6th day of September, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-MILLER

