Bill Garrett Davidson County
Batch# 244 DEEDWARR
09/11/2017 03:37:51 PM 2 pgs
Fees: $13.00 Taxes: $1,489.25

20170911-0093060

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $402,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017.

Carmen Coats
Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Frank Miles 87 ELBERTA ST. NASHVILLE, TN 37210	NEW OWNER	103-14-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILBORN D. STRODE, CAROLYN WILLIAMS STRODE AND NANCY ELIZABETH STRODE COMISH, CO-TRUSTEES OF THE STRODE FAMILY TRUST DATED NOVEMBER 18, 2015,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FRANK MILES AND JENNIFER MILES, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 39, as shown on the map entitled Hillwood Terrace, Section 2, Revised, of record in Book 3300, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilborn D. Strode and Carolyn W. Strode, by deed from Kathryn L. Binkley, of record in Book 6986, page 236, dated September 17, 1986, said Register's Office.

Being further conveyed to Wilborn D. Strode, Carolyn Williams Strode and Nancy Elizabeth Strode Comish, Co-Trustees of the Strode Family Trust dated November 18, 2015, of record in Instrument No. 20151125-0119790 and corrected by Scrivener's Affidavit in Instrument No. 20160113-0003669, dated January 13, 2016, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3300, page 73, said Register's Office.

This is improved property known as: **69 Brookwood Terrace, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 8 day of September; 2017.

Wilborn D. Strode, Co-Trustee of the Strode Family Trust dated November 18, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilborn D. Strode, Co-Trustee of the Strode Family Trust dated November 18, 2015, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____

WITNESS my hand this 8 day of September, 2017.

Carolyn Williams Strode, Co-Trustee of the Strode Family Trust dated November 18, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Williams Strode, Co-Trustee of the Strode Family Trust dated November 18, 2015, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____

WITNESS my hand this 8 day of September, 2017.

Nancy Elizabeth Strode Comish, Co-Trustee of the Strode Family Trust dated November 18, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Elizabeth Strode Comish, Co-Trustee of the Strode Family Trust dated November 18, 2015, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDS
My Com

Notary Public

My Commission Expires: _____