Bill Garrett Davidson County
Batch# 11886 DEEDWARR
10/11/2017 03:43:46 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20171011-0104476

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2017.

Carmen Coats
Notary Public

My commission expires:

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.
Jason L. Palmer	FINWORTH MORTGAGE	
1729 6th Ave North	2106 CRESTMOOR RD	081-08-0-515.00
Nashville, TN 37208	NASHVILLE, TN 37215	

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, **ANNE MILLER AND HUSBAND, ROSS MILLER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON L. PALMER, UNMARRIED MAN,** 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. 196-B on the Plan of Zone Lot Division Lot No. 196, North Nashville Real Estate Co. Plan of Lots of record in Plat Book 21, Page 105 and amended in Book 6200, Page 729, 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 Anne Miller and husband, Ross Miller by Warranty deed from Marcus A. Robertson, unmarried of record in Instrument No. 20110310-0019120 Register's Office for Davidson County, Tennessee, dated March 02, 2011 and recorded on March 10, 2011.

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 1729 6th Ave North, Nashville, TN 37208.

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 27th day of September, 2017.

Anne Miller

Ross Miller

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne Miller and Ross Miller, 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 ____ day of September, 2017.

_____
Notary Public

My Commission Expires:

CERTIFICATE OF ACKNOWLEDGMENT OF EXECUTION OF AN INSTRUMENT

Commonwealth of Australia
(Country)

State of New South Wales
(County and/or Other Political Division)

City of Sydney
(County and/or Other Political Division)

} SS:

Consulate General of the United States
(Name of Foreign Service Office)

I, Christopher Pistulka, Vice Consul

of the United States of America at Sydney, Australia

duly commissioned and qualified, do hereby certify that on this day of 09-27-2017 *, before me personally appeared*
Date *(mm-dd-yyyy)*

Anne Marie Miller who presented her Australian passport as evidence of identification, and

Ross Anthony Miller who presented his Tennessee U.S. driver's license as evidence of identification**

****

to me personally known, and known to me to be the individual-described in, whose name are *subscribed to,*

and who executed the annexed instrument, and being informed by me of the contents of said instrument they

duly acknowledged to me that they *executed the same freely and voluntarily for the uses and purposes*

therein mentioned.

[SEAL]

In witness whereof I have hereunto set my hand and

official seal the day and year last above written.

Christopher Pistulka, Vice Consul *of the United States of America.*

This document consists of 3 pages, including the Acknowledgement certificate.

NOTE: Wherever practicable all signatures to a document should be included in one certificate.

OF-175 *(Formerly FS-88)*
01-2009