NEW OWNER:

Guy B. Mioton
Jenise S. Mioton
909 Glendale Lane
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

Parcel 132-09-0-071.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0496 FR

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 12856 **DEEDWARR**
10/12/2017 12:37 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20171012-0104719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Thousand and 00/100 Dollars** (**$1,500,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RYAN A. MILLER AND JAMI A. MILLER, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **GUY BRITTON MIOTON, JR. AND JANISE SCHENTHAL MIOTON, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part of Lots 35 and 44, Oak Hill Subdivision No.1 of record in Plat Book 547, Page 52, 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 Ryan A. Miller and Jami A. Miller, husband and wife, and James Heinrich, married by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120814-0072708 Register's Office for Davidson County, Tennessee, dated August 13, 2012 and recorded on August 14, 2012.

Being the same property conveyed to Ryan A. Miller and Jami A. Miller. husband and wife by Quitclaim deed from Ryan A. Miller and Jami A. Miller. husband and wife and James Heinrich, married of record in Instrument No. 20130422-0039846 Register's Office for Davidson County, Tennessee, dated April 12, 2013 and recorded on April 22, 2013.

Being improved property also known as 909 Glendale Lane Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 11TH day of **October, 2017**.

RYAN A. MILLER

JAMI A. MILLER

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson DO

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RYAN A. MILLER AND JAMI A. MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11TH day of **October, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

The actual consideration or value, whichever is greater, for this transfer is $ 1,500,000.00 .

AFFIANT

Sworn to and subscribed to before me this 11th day of ~~October~~, **2017**.

NOTARY PUBLIC

My commission expires: ~~TENNESSEE~~

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021