Bill Garrett Davidson County
Batch# 14035 DEEDWARR
10/16/2017 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20171016-0105765

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

Shelly Bagwell
Affiant

Subscribed and sworn to before me, this 13th day of October, 2017.

Danielle Marie Crane
Notary Public
My commission expires: 1/15/21

02-1709-50302

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Andrew S. Miller 813 Ember Lake Drive Nashville TN 37214	Guaranty Trust 316 Point Rose Murfreesboro, TN 37127	108-04-0-018.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica Nicole Gearlds**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew S. Miller, an unmarried man**, hereinafter called the Grantees, their successors 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. 38, on the Plan of Section Two, Larchwood, of record in Book 5200, Pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Nicole Gearlds by deed from Jamie W. Tate and wife, Tracye L. Tate, dated March 22, 2004, recorded March 25, 2004, of record in Instrument No. 20040325-0033661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 813 Ember Lake Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of September, 2017.

Jessica Nicole Gearlds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jessica Nicole Gearlds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of September, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, **Danielle Marie Crane**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

