Bill Garrett Davidson County
Batch# 22073 DEEDWARR
11/03/2017 01:45:45 PM 2 pgs
Fees: $13.00 Taxes: $950.35
20171103-0113209

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,851.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Douglas B. Arthur	SAME	19-13-62 P/O
(NAME)	(NAME)	
1065 Center Point Road		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172725

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jonathan Miller, Thomas Miller, Joseph (Joey) Miller and William Miller, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Douglas B. Arthur and wife, Shannon Arthur, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the Re-Plat of Miller Finishing & Equipment Sales Subdivision, as of record in Instrument 20170621-0062532, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Randal L. Miller by Quitclaim Deed from Catherine Ann Miller dated November 7, 2001 and filed of record in Instrument 20011212-0137370, Register's Office for Davidson County, Tennessee. The said Randal L. Miller died intestate on or about June 5, 2006. Pursuant to Affidavit of Heirships of record in Instrument 20060919-0115950, Instrument 20070919-0112129, and Instrument 20170901-00090076, the said Randal L. Miller was survived by Joseph E. Miller William Millller, Jonathan Miller and Thomas Miller.

Unimproved ☐

This is improved ☒ property, known as 206 Connell Street, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of November, 2017

Jonathan Miller

Thomas Miller

Joseph (Joey) Miller

William Miller

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of November, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021