WARRANTY DEED

KARA E. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

G-BR-17-6213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX

Bill Garrett Davidson County
Batch# 25699 **DEEDWARR**
11/15/2017 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20171115-0117244

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John L. Miller, III	**Mortgage Research Center, LLC dba Veterans United Home Loans**	
(NAME)	(NAME)	
6213 Hampton Hall Way	**1400 Veterans United Drive**	**098-05-0-A088.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH G. JEFFRIES AND ASHLEY B. JEFFRIES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN L. MILLER, III, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 136 on the Plan of Section Three, Hampton Hall, RS15 Residential P.U.D of record in Plat Book 9700, Page 898, 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 Joseph G. Jeffries and Ashley B. Jeffries, husband and wife by 20090219-0014074 deed from The Bank of New York as Trustee for the certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11 of record in Instrument No. 20090219-0014074 Register's Office for Davidson County, Tennessee, dated January 26, 2009 and recorded on February 19, 2009. (Value of consideration shown in aforementioned deed $151,000.00.) Being also known as 6213 Hampton Hall Way Hermitage, Tennessee 37076.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6213 Hampton Hall Way, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 10th DAY OF NOVEMBER, 2017.

Joseph G. Jeffries

Ashley B. Jeffries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH G. JEFFRIES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY B. JEFFRIES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212