Prepared by:
Return to:
Rosenthal Title, Inc.
Westgate Circle, Suite 150
TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 30069 **DEEDWARR**
11/27/2017 03:39:58 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50

20171127-0120851

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sara H. Hillyer and Bruce R. Hillyer		118 02 0 001.00
(NAME)	(NAME)	
2501 Vaulx Lane	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eight Hundred Five Thousand And No/100 Dollars ($805,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark S. Miller and Pamela Akers Karl Miller, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sara H. Hillyer and Bruce R. Hillyer, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark S. Miller, an unmarried man by Warranty Deed from Dorothy Fleming, an unmarried woman dated January 03, 2006 and recorded January 06, 2006 as Instrument No. 200601060002248, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark S. Miller, and Pamela Akers Karl Miller, husband and wife by Quitclaim Deed from Mark S. Miller, married dated October 12, 2016 and recorded October 12, 2016 as Instrument No. 201610120107917, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 2501 Vaulx Lane, Nashville, TN 37204

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 17th day of November, 2017.

Mark S. Miller

Pamela Akers Karl Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mark S. Miller and Pamela Akers Karl Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2017.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURIE M. HARRIS

File Number: FRN-177663SSO