Bill Garrett Davidson County
Batch# 36688 DEEDWARR
12/13/2017 10:51:07 AM 2 pgs
Fees: $13.00 Taxes: $573.13

20171213-0127049

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179853

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

NOTARY PUBLIC

My commission expires: 6/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Miller 213 Scotts Creek Trail Hermitage, TN 37076	Same address as new owner	075 12 0A 022.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars ($154,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REHAB, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANGELA MILLER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 22 on the Plan of Revised Cedar Creek, Phase 1, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to REHAB, LLC by Warranty Deed from Claudia Boyett, unmarried, dated 10/20/2017, of record in Instrument #20171030-0110854, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Claudia Boyett, by Quitclaim Deed from Wayne Dillard and Carolyn Hodge, dated 4/22/2017, recorded 5/8/2017, of record in Instrument #20170508-0045305, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Claudia Boyett for life with the remainder to Wayne Dillard and Carolyn Hodge, by Quitclaim Deed from Claudia Boyett and Ronald K. Nevin, trustee, dated 12/8/2016, of record in Instrument #20161208-0129035; being previously conveyed to Claudia Boyett, an unmarried woman by deed dated 1/31/2002, of record in Instrument #20020204-0015256, all in the Register's Office for Davidson County, Tennessee

The address of the herein described property is believed to be 213 Scotts Creek Trail, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of December, 2017.

REHAB LLC

ERIC KITTRELL

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Eric Kittrell, who being by me duly sworn (or affirmed) did prove that he is the Owner/President of Rehab, LLC, and that said instrument was signed on behalf of Rehab, LLC.

WITNESS my hand and seal, this the 8th day of December, 2017.

Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY