WARRANTY DEED

Bill Garrett Davidson County
Batch# 51961 DEEDWARR
01/26/2018 02:18:33 PM 2 pgs
Fees: $13.00 Taxes: $5,751.65

20180126-0008524

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,554,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Lee Tuck	Same As new Owner	Map 61 F-A
(NAME)	(NAME)	
P.O. Box 120427		Parcel 86.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-0427		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Guy Britton Mioton Jr. and Janise Schenthal Mioton, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert L. Scruggs, Trustee of the Ozzie, Inc. Trust Agreement dated January 23, 2018,** 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. 18 on the Plan of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 and 44, Oak Hill Subdivision No. 1, of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

Being the same property conveyed to Guy Britton Mioton, Jr. and Janise Schenthal Mioton, husband and wife, by Warranty Deed from Ryan A. Miller and Jami A. Miller, husband and wife, filed for record on October 12, 2017 as Instrument No. 20171012-0104719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 909 Glendale Lane, Nashville, TN 37204
(House Number) (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 we do covenant with the said GRANTEES 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 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/our hands this 24th day of January, 2018.

Guy Britton Mioton Jr.

Janise Schenthal Mioton

State of Tennessee
County of Davidson

Personally appeared before me Guy Britton Mioton Jr. and Janise Schenthal Mioton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of January, 2018.

Notary Public Robert L. Scruggs

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

File No.: 38572