WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Milton Miller	Regions Bank dba Regions Mortgage	108-04-0-035.00
(NAME)	(NAME)	
900 Wemberton Drive	2050 Parkwy Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 65733 **DEEDWARR**
03/06/2018 09:31:45 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180306-0020929

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 considerations, the receipt of which is hereby acknowledged, we, **Jimmy Walker and wife, Brenda Joy Walker, tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angela Milton Miller and Christopher P. Miller, Jr., wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 70 on the plan of LARCHWOOD, Section Two, of record in Plat Book 5200, Pages 207- 208, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jimmy Walker and wife, Brenda Joy Walker, tenants by the entirety, by Warranty Deed from Cary Enterprises, Inc., filed for record on 8/18/80 at Book 5638, page 617, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat Book 5200, Pages 207-208, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 5479, Page 443, as amended of record in Book 5681, Page 532, Book 5688, Page 696 and Book 6011, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 900 Wemberton Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 5th day of March, 2018.

Jimmy Walker

Brenda Joy Walker

State of Tennessee
County of Wilson

Personally appeared before me Jimmy Walker and Brenda Joy Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of March, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122