THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315350

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

Bill Garrett Davidson County
Batch# 71439 **DEEDWARR**
03/21/2018 08:29:52 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180321-0026341

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Anthony Miller 2239 Chickering Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 14410001400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lainie Allbee, Trustee of The 2239 Chickering Lane Trust u/a/d March 15, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Anthony Miller, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 40 on the Plan of Chickering Valley, as of record in Book 2331, Pages, 121, 122, and 123, Registers Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust and Nancy T. Hillin, Individually by and through Lisa H. Taylor, as Attorney in Fact to Lainie Allbee, Trustee of The 2239 Chickering Lane Trust u/a/d March 15, 2016, as recorded on the 22nd day of March, 2016 in Instrument No. 20160322-0027184; part of Executor's Quitclaim Deed from Nancy T. Hillin, Executor of the Estate of James R. Hillin, deceased to Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust, as recorded on the 20th day of September, 2011 in Instrument No. 20110920-0072752; part of Quitclaim Deed from Jeffrey Mobley, Trustee to James R. Hillin and wife, Nancy T. Hillin, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), as recorded on the 19th day of August, 2008 in Instrument No. 20080819-0084995; Installment Deed from F. Murray Parker and wife, Lavada D. Parker to James R. Hillin and wife, Nancy T. Hillin, as recorded on the 5th day of April, 1973 in Deed Book 4695, Page 450 and Probate in Docket No. 09P-1544, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING VALLEY, as recorded in Plat Book 2331, Page(s) 121, 122 and 123.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2542, Page 25.

Easement for Parking and Turnaround, recorded in Book 6038, Page 304.
A Right of First Refusal is hereby created with the recording of this Deed, which shall serve as a restriction on the title to the above-described property and shall preserve Grantor's right of first option to purchase said property from Grantee.

This is unimproved property located at: 2239 Chickering Lane Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2018.

The 2239 Chickering Lane Trust, dated March 15, 2016

By: _____
Lainie Allbee, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lainie Allbee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The 2239 Chickering Lane Trust, dated March 15, 2016, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of March, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

_____
Notary Public