Bill Garrett Davidson County
Batch# 75422 DEEDWARR
04/02/2018 01:09:24 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180402-0030376

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0059M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2018

Notary Public
Commission Expires: 2/15/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lyla Carman and Jon Carman 1611 N. Observatory Drive Nashville, TN 37215	NEW OWNER	117-16-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Frances E. Miller, widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lyla Carman and Jon Carman, 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. 1 on the Map of Green Hills Subdivision, Section 1, as of record in Book 547, Page 128, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Clyde M. Miller and wife, Frances E. Miller, by Warranty Deed from Edgar E. Clark and Alfred B. Duff, dated 7/20/1967 and recorded 7/24/1967 in Book 4154, Page 639, in the Register's Office of Davidson County, Tennessee. The said Clyde M. Miller died on September 16, 2008 leaving Frances E. Miller as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1602 N. Observatory Drive, Nashville, TN 37215.

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 I so covenant with the said GRANTEES that I am 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 I do further covenant and bind my, myself 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of March, 2018.

Frances E. Miller by Tony Miller her attorney in fact

Frances E. Miller by Tony Miller, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Tony Miller, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Tony Miller, to me known to be the person who executed the same as the free act and deed of the said Frances E. Miller and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Frances E. Miller and appearing of record in Record Book ___, page _____, in the Register's Office for Davidson County, Tennessee. 20180402.0030375

Witness my hand and official seal at Brentwood, Tennessee this 28th day of March, 2018.

Notary Public

My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY