Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
DERRICK SEAN MILLER
3143 CROSSWOOD DR
NASHVILLE, TN 37214-3371

Send Tax Bills To:
DERRICK SEAN MILLER
3143 CROSSWOOD DR
NASHVILLE, TN 37214-3371

Bill Garrett Davidson County
Batch# 75897 DEEDWARR
04/03/2018 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180403-0031085

WARRANTY DEED

TCA 66-24-114

PARCEL NUMBER: 096 11 0 019.00

THIS INDENTURE, made this 8 day of January, 2018, by and between JASMINE MILLER, MARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and DERRICK SEAN MILLER AND JASMINE MILLER, as husband and wife, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

***Whose address is : 3143 Crosswood Dr, Nashville, TN 37214**

WITNESSETH: For and in consideration of zero Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

Exhibit 'A' attached

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

New owner address:
3143 CROSSWOOD DR,
NASHVILLE,TN 37214-3371

Ella K. Butler
Witness 1

Ella K. Butler
Witness 2

Derrick Sean Miller
DERRICK SEAN MILLER

Jasmine Miller
JASMINE MILLER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Derrick Sean Miller & Jasmine Miller to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8 day of January, 2018.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Derrick Sean Miller
Jasmine Miller

Sworn to and subscribed before me
this 8 day of January, 2018.

My Commission Expires: 09/07/2020

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit 'A'

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 542 ON THE PLAN OF CLOVERHILL, SECTION 8, AS OF RECORD IN PLAT BOOK 2331, PAGE 10 & 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. APN: 096 11 0 019.00 BEING THE SAME PROPERTY CONVEYED TO JASMINE MILLER, MARRIED BY DEED FROM TINA G. DEMARS, UNMARRIED RECORDED 05/24/2010 IN INSTRUMENT 201005240039872, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Meredith Williams , do hereby make oath that I am a
licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly, a notary public for this county and state, Meredith Williams, who acknowledges that this certification of
an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: Sept. 28, 2018
Notary' Seal (if on paper)