LL# U95-100

WARRANTY DEED

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF ~~SEMINOLE~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2018.

Tonnee Crawley
Notary Public

MY COMMISSION EXPIRES: 11-26-18
(AFFIX SEAL)

TONNEE CRAWLEY Notary Public STATE OF TENNESSEE

Bill Garrett Davidson County
Batch# 76262 DEEDWARR
04/04/2018 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20180404-0031642

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barrett W. Nesler and Loren R. Nesler	Fairway Independent Mtg Co	#110030A10000CO
(NAME)	(NAME)	
2557 Hessey Pass	Post Office Box 117298	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Carrollton, TX 75011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID JOHN MILLER AND WIFE, LAURA ASHLEY MILLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARRETT W. NESLER AND LOREN R. NESLER, HUSBAND AND WIFE

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:

BEING Lot No. 100, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David John Miller and wife, Laura Ashley Miller by deed from Frank Batson Homes, Inc., of record in Instrument 20160502-0042557, dated April 28, 2016, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20150406-0029421, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20151231-0131422, said Register's Office; (4) Soil Absorption Letter in Book 6431, Page 609, said Register's Office; (5) Right of Use of Spring in Book 1001, Page 112, said Register's Office; (6) Storm Water Detention Agreement of record in Instrument 20070112-0005324, said Register's Office; (7) Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument 20071226-0146916, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2557 Hessey Pass, Mount Juliet, TN 37122
(House No.) (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 our hands this 2 day of April, 2018.

David John Miller

David John Miller

Laura Ashley Miller

Laura Ashley Miller

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David John Miller and wife, Laura Ashley Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Seminole, Florida, this 2 day of April, 2018.

My Commission Expires: _____

Notary Public

LYNNE F. VANHOOZEN
MY COMMISSION # FF940660
EXPIRES December 19, 2019
(407) 398-0153 FloridaNotaryService.com

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 3-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY