Bill Garrett Davidson County Batch# 80335 DEEDWARR 04/12/2018 03:40:37 PM 2 pgs Fees: $13.00 Taxes: $555.00 20180412-0034707	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Affiant Subscribed and sworn to before me, this 15th day of March, 2018. Notary Public My commission expires: 10-6-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Joshua D. Graham **Jennifer N. Torrence**	New owners	**02601006800**
139 Two Mile Pike		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Cora L. Miller, single and Brenda Shelton, married

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

Jennifer N Torrence, an unmarried woman, and Joshua D Graham, an unmarried man

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. 9 of Block "G" on the map of First Addition to Roscoe Place, as of record in Book 843, page 72, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dale R. Miller and Cora L. Miller, husband and wife, and Brenda Shelton, a married woman, by Warranty Deed from Joan Bates, married, dated October 16, 2015, of record in Instrument No. 20151019-0105987, Register's Office for Davidson County, Tennessee. Dale R. Miller has since died on or about November 24, 2017. Subject property has never been the principal residence of Brenda Shelton nor any of her heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 139 Two Mile Pike, Goodlettsville, TN 37072.

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 in 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.

Cora L. Miller Date: 03-15-2018
Cora L. Miller

Brenda Shelton Date: 03-15-2018
Brenda Shelton

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Cora L. Miller and Brenda Shelton, the within named Grantor(s), 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, at office, this 15th day of March, 2018.

D A Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30 2020
COUNTY OF SUMNER