Bill Garrett Davidson County
Batch# 81295 DEEDWARR
04/16/2018 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20180416-0035529

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2020

MST 2018-0473

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Kushner and Elizabeth Kushner	SAME	093-13-0A-507.00-CO
(NAME)	(NAME)	
3020 Tisha Drive	3020 Tisha Drive	
(ADDRESS)	(ADDRESS)	
Tallahassee, Florida 32309	Tallahassee, Florida 32309	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mark A Miller, Trustee and Cheryl L Miller, Trustee, of the Mark A. Miller Revocable Trust dated November 12, 1999,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Kushner and Elizabeth Kushner,** 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 Unit No. 507, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being a portion of the same property conveyed to Cheryl Miller and Stacie Eshenroder, as tenants in common by Warranty Deed from GBD, LLC and Wayne Bradley Daniel, in equal shares, as tenants in common without right of survivorship of record in Instrument No. 20151116-0116134 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on November 16, 2015.

Being the same property conveyed to Mark A Miller and Cheryl L. Miller, Trustee of the Mark A. Miller Revocable Trust dated November 12th, 1999 by Quitclaim Deed from Cheryl Miller and Stacie Eshenroder, as tenants in common of record in Instrument No. 20160517-0048969 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 17, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of Spence Manor Condominium attached as Exhibit "A-2" to the Master Deed of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established

over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, By-Laws of Spence Manor Condominium and Spence Manor Condominium Association, Inc. attached as Exhibit "B" to the Master Deed of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee, Charter of Spence Manor Condominium Association, Inc. of record in Book 6790, Page 237, as amended in Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 11 Music Square Unit 507, Nashville, TN 37203
(House Number) (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 my/our hand(s) this 12 DAY OF April, 2018.

Mark A. Miller and Cheryl L. Miller, Trustee, of the Mark A. Miller Revocable Trust dated November 12, 1999

BY: Mark A. Miller, Trustee
Mark A. Miller, Trustee

BY: Cheryl L Miller, Trustee
Cheryl L. Miller, Trustee

State of Colorado

County of Jefferson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Mark A. Miller and Cheryl L. Miller, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of The Mark A Miller Revocable Trust u/a/d November 12, 1999, the within named bargainor, as Trust, and Mark A. Miller and Cheryl L. Miller, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 12th day of April, 2018.

Notary Public

My Commission Expires: 5-1-2018

(SEAL)

DIBESH KANSAKAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144018308
MY COMMISSION EXPIRES MAY 1, 2018

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

