PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Bill Garrett Davidson County
Batch# 84179 DEEDWARR
04/24/2018 09:51:39 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180424-0038425

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Gregory Anderson	Quicken Loans, Inc.	17-100
(NAME)	(NAME)	
2829 Lower Walkers Creek Road	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180765

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, **I, Eric T. Miller, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gregory Anderson, a single 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. :

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a stake in the northerly margin of Lower Walker's Creek Road, said stake being 25 feet at a right angle from center line of said road, Annie Dutton's southwest corner and the southeast corner of this land; thence with margin of said road South 80° 35' West, 200 feet to an iron pin, corner of James J. Trotter; thence North 28° 33' West, 673.67 feet to a three pronged walnut tree, corner of Trotter in the line of Hitt; thence North 56° 08' East, 180.5 feet to a fence post, corner to Reagan; thence with a fence South 29° 15' East, 756.50 feet to the **POINT OF BEGINNING.**

Being the same property conveyed to Eric T. Miller by Warranty Deed from Damon Todd Morrison and wife, Kathy Pendergrass Morrison, dated June 27, 2014 and filed of record in Instrument No. 20140701-0057436, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2829 Lower Walkers Creek Road, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of April, 2018

Eric T. Miller

Brittany N. Miller

STATE OF INDIANA)
COUNTY OF NOBLE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric T. Miller and Brittany N. Miller, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th April, 2018.

Notary Public
My Commission Expires: 6/27/23

LYDIA JO WOLHETER
Seal
Notary Public – State of Indiana
Noble County
My Commission Expires Jun 27, 2023