(2)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 90386 **DEEDWARR**
05/09/2018 10:32:07 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20180509-0044389

JUDITH C JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Buford	New Owner	81-15-0-292.00
(NAME)	(NAME)	
1611 Underwood St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Malelia R. Miller, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Buford,** 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. 29 on the Underwood Plan of Lots in North Nashville, of record in Plat Book 21, page 117, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elisha Miller, Trustee of the Miller Family Land Trust by deed from Robert E. Foster/ Diversified Investment, dated September 16 2005 and filed for record September 19, 2005 as Instrument No. 20050919-0112240 in the Register's Office for Davidson County, Tennessee the said Elisha Miller having since died the Trustee by appointment of Successor Trustee to the Miller Family Land Trust is Malelia R. Miller as evidenced in the Appointment of Substitute Trustee of record as Instrument NO. 20180430-0040365 in the Register's Office for Davidson County, Tennessee. Further conveyed to Malelia R. Miller by Quitclaim Deed from Malelia Miller, Trustee of the Miller Family Land Trust dated May 4, 2018 and filed for record as Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1611 Underwood Street, Nashville, TN 37208
(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 hands this ~~4th~~ 7th day of May, 2018.

Malelia R. Miller

Malelia R. Miller

State of ~~Tennessee~~ Alabama
County of ~~Davidson~~ Tuscaloosa

Personally appeared before me Malelia R. Miller, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~4th~~ 7th day of May, 2018.

Notary Public Alabama at Large
My Commission Expires: 9/18/18

File No.: 201804023

