WARRANTY DEED

Bill Garrett Davidson County
Batch# 94946 DEEDWARR
05/21/2018 01:44:18 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20180521-0048486

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 11/17/20

(AFFIX SEAL)

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Mioton	Owner	158-3-53.00
(NAME)	(NAME)	
2223 W Wabansia Avenue, Unit 1E		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60647		
(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, **Nashville design build Inc., a Tennessee corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Chris Mioton and Jessica Mioton, 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:

Land in Davidson County, Tennessee, being Lot(s) 478 as shown on the map entitled Plan of Hillsboro Park, Section VI, of record in Plat Book 2663, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nashville design build, Inc., a Tennessee Corporation by Warranty Deed from Elizabeth Richardson Trescott and Vernon J. Trescott, Wife and Husband, filed for record on December 20, 2017 as Instrument No. 20171220-0129615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book *, page *, said Register's Office; (c) Restrictive covenants contained in Book *, page *, said Register's Office; and (d) Charter of record in Book *, page *, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1913 Kingsbury Drive, Nashville, TN 37215
(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 30th day of April, 2018.

Nashville design build Inc.

By : _____
Fred Leonard, President

State of Tennessee
County of Davidson

Personally appeared before me Fred Leonard the President of Nashville design build Inc., a Tennessee corporation, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2018.

_____
Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 38846

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021