WARRANTY DEED

Bill Garrett Davidson County
Batch# 98137 DEEDWARR
05/30/2018 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20180530-0051356

O-VRES-18-1215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2022

(AFFIX SEAL)

TINA R. WILKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adeel & Sams Rentals, LLC	**New owner**	
(NAME) **P.O. Box 4019**	(NAME)	**071-01-0-057.01**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY MILLER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADEEL & SAMS RENTALS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described partly by a survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:

BEGINNING on the southerly margin of Stratford Avenue at a point 600 feet west of the westerly margin of Hampton Avenue, said point also being 150 feet west of the northwest corner of the property conveyed to James Rutledge and wife, by deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office for said County, thence southwardly and parallel with the westerly line of said Rutledge property 150 feet; thence westwardly and parallel with the southerly margin of Stratford Avenue 50 feet; thence northwardly 150 feet to the southerly margin of Stratford Avenue; thence with said Avenue North 77 degrees East 50 feet to the beginning.

Being the same property conveyed to Mary Miller by Quitclaim deed from Frankl Z. Cripps of record in Instrument No. 20150910-0091805 Register's Office for Davidson County, Tennessee, dated November 10, 2011 and recorded on September 10, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1215 Avondale Cir., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25 DAY OF MAY, 2018.

Mary Miller

Mary Miller

STATE OF South Carolina
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of May, 2018.

Notary Public
My Commission Expires: 16 August 2024
(SEAL)

CHASE HUMPHRIES
NOTARY
PUBLIC
SOUTH CAROLINA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212