TN1810424

PREPARED BY ~~& RETURN TO:~~

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 98177 DEEDWARR
05/30/2018 11:23:12 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180530-0051411

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Benjamin Petty, unmarried has this day bargained and sold and does hereby transfer and convey unto John L. Miller and Amy L. Miller, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Poplar Creek Estates, Phase 2, as of record in Book 6900, Pages 339-347, as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Benjamin Petty, unmarried, by deed from Amy L. Schroth Jones, joined by her husband, Thomas H. Jones, dated May 26, 2011 and recorded on June 1, 2011 at Instrument No. 20110601-0041805, Register's Office for Davidson County, Tennessee.

This is improved property known as 1108 Deerhurst Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said John L. Miller and Amy L. Miller, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 11th day of May, 2018.

Benjamin Petty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Benjamin Petty, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 11th day of May, 2018.



Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of May, 2018.

Katherine Warren
NOTARY PUBLIC

My Commission Expires: 4-13-22



Map & Parcel No.: 155-08-0C-145.00

Name and address of new owner:
Send tax bills to:
John L. Miller and Amy L. Miller
1108 Deerhurst Ct.
Nashville, TN 37221