THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $366,500.00 Affiant Subscribed and sworn to before me, this _____ day of May, 2018. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

Bill Garrett Davidson County
Batch# 99436 DEEDWARR
06/04/2018 08:59:53 AM 2 pgs
Fees: $13.00 Taxes: $1,356.05

20180604-0052727

WARRANTY DEED

Address New Owner: Nancy C. Estes 4107 Ashley Park Dr Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 116-03-0G-019.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MONICA MILLER, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NANCY C. ESTES, AN UNMARRIED WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4107, on the Horizontal Property Regime for Ashley Park, as recorded in the Master Deed of record in Book 7128, page 29, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MONICA MILLER, UNMARRIED, by deed from WILLIAM M. LELLYETT, JR., MARRIED, of record in Instrument No. 20080911-0092992, dated September 9, 2008, said Register's Office.

This is improved property commonly known as: **4107 Ashley Park Drive, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of May 2018.

MONICA MILLER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MONICA 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of May, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19