WARRANTY DEED

Bill Garrett Davidson County
Batch# 107606 **DEEDWARR**
06/22/2018 03:01:35 PM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20180622-0060617

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

G-RC-18-6101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Rosalind T. Crinean **Barbara Anne Austin**	new owners	
(NAME) **6045 Bradford Hills Drive**	(NAME)	**172-12-0B-049.00-CO**
(ADDRESS) **Nashville, TN 37211**	(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, **JEREMY MILLER AND JENNIFER MILLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSALIND T. CRINEAN, A 55% UNDIVIDED INTEREST, AND BARBARA ANNE AUSTIN, , A 45% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** 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 Davidson County, Tennessee, being Lot No. 300 on the Plan of Resubdivision of Lot 300, Section 5 and Lot 502, Section 7, Bradford Hills of record in Plat Book 7900, Pages 287 and 288 and revised in Plat Book 6050, Page 493, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Miller and Jennifer Miller, husband and wife by Warranty deed from Michael C. Strange and wife, Leslie Norris Strange of record in Instrument No. 20130826-0089614 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 26, 2013.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 493 and revised in Plat Book 7900, Pages 287 and 288, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary of record in Book 7900, page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8267, page 616, Book 8267, page 618, Book 8372, page 901, Book 8374, page 691 and Book 8522, page 853, Register's Office for Davidson County, Tennessee.
- Charter in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Book 8154, page 304, Book 9779, page 672, Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, Book 8614, page 870 and Book 8614, page 954, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6101 Bradford Hills Dr., Nashville, Tennessee 37211**.

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 20th DAY OF JUNE, 2018.

Jeremy Miller

Jennifer Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY 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 20th of June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER 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 20th of June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212