Bill Garrett Davidson County
Batch# 113448 DEEDWARR
07/09/2018 01:57:33 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180709-0066071

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 220,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2018.

Notary Public

My commission expires:

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
1517 HUNT CLUB BLVD
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
C&A Housing, LLC	137 3rd Ave N	**06115018000**
1134 Sunnymeade Drive	Franklin, TN 37064	
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Diane Whitaker Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C&A Housing, LLC

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 No. 19 of block "A" on the map of Sunnymeade, as of record in Book 843, pages 4 and 5, and Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the southerly side fob the Golf Club Drive (now Sunnymeade Drive) and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Diane (Whitaker) Miller from Diane M. Whitaker, as Successor Trustee and sole beneficiary of "The Juanita S. Mitchell Revocable Living Trust Agreement" by Quitclaim Deed dated 7/26/17, and recorded in Instrument No. 20170728-0076496, said Register's Office.

Richard Miller joins in this conveyance to convey any and all interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1134 Sunnymeade Drive, Nashville, TN 37216.

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 in 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 hand(s) this 29th day of June, 2018.

Diane Whitaker Miller

Diane Whitaker Miller

Richard Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Diane Whitaker Miller,** and Richard Miller the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Pamela B Matheney

Notary Public

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE