WARRANTY DEED

Bill Garrett Davidson County
Batch# 120580 **DEEDWARR**
07/25/2018 11:35:42 AM 2 pgs
Fees: $13.00 Taxes: $771.45

20180725-0072529

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Steen	SAME	043 06 0 285.00
(NAME) 2146 Erin Lane	(NAME) 2146 Erin Lane	
(ADDRESS) Mt Juliet, TN 37122	(ADDRESS) Mt Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, We Edward Lee Miller and Nancy Lollar Miller , husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nicole Steen and Philip Steen , wife and husband, hereinafter called the GRANTEE(S), their 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 162 on the Plan of Section Seven, Madison Park, of record in Plat Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Lee Miller and Nancy Lollar Miller, husband and wife by Warranty Deed from Jermil L. Tarver, Marries, dated December 01, 2014 and recorded December 08, 2014 of record in Instrument No. 20141208-0112112, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 4487, Page 188, in the Register's Office for Davidson County, Tennessee. Madison Park Homeowners Association, Inc., Leasing Rules Recorded as Instrument No. 20150114-0004067, First Amended recorded as Instrument No. 20170714-0071135 and Second Amended recorded as Instrument No. 20180426-0039523 in the Register's Office for Davidson County, Tennessee. Madison Park Homeowners Association, Inc., Leasing Rules Recorded as Instrument No. 20150813-0081221 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 238441
Warranty Deed TN

This is improved ☒ 561 Singer Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hand this 20th day of July, 2018.

Nancy Lollar Miller

Edward Lee Miller by Nancy Lollar Miller his atty in fact

Edward Lee Miller by Nancy Lollar Miller, his attorney in fact

State of TENNESSEE

County of WILSON

On this 20th day of July, 2018, before me personally appeared Nancy Lollar Miller, known to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that she executed the same to be their free act and deed. Witness my hand and official seal this 20th day of July, 2018.

Tracey Trumphour

Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of TENNESSEE
County of WILSON

On this 20th day of May, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nancy Lollar Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Edward Lee Miller**, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf.

Tracey Trumphour

Notary Public
My Commission Expires: 3.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: 238441
Warranty Deed TN