Bill Garrett Davidson County
Batch# 122557 DEEDWARR
07/31/2018 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,797.83
20180731-0074467

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,900.00.

Affiant

Subscribed and sworn to me on 07/30/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Harold Schultz 5101 Ravens Glen Nashville, TN 37211	CapStar Bank 2002 Richard Jones Road, Suite A300 Nashville, TN 37215	172-14-0B-134.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth R. Miller and Melanie L. Miller, Trustees under the Revocable Trust Agreement of Kenneth R. Miller and Melanie L. Miller, dated April 4, 2017, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Harold Schultz and Margaret E. Schultz, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20010313-0024087 to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed by Quitclaim Deed to Trustee from Kenneth R. Miller and wife, Melanie L. Miller to Kenneth R. Miller and Melanie L. Miller, Trustee under the Revocable Trust Agreement of Kenneth R. Miller and Melanie L. Miller, dated April 4, 2017, as recorded on the 10th day of April, 2017 in Instrument No. 20170410-0034541 and Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company to Kenneth R. Miller and Melanie Lunn Miller, husband and wife, as recorded on the 19th day of April, 2004 in Instrument No. 20040419-0044346, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 5101 Ravens Glen, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 07/30/18.

Revocable Trust Agreement of Kenneth R. Miller and Melanie L. Miller, dated April 4, 2017

Kenneth R Miller, Trustee

Melanie L. Miller, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/30/18, before me personally appeared Kenneth R Miller and Melanie L Miller, Trustees of the Revocable Trust Agreement of Kenneth R. Miller and Melanie L. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/30/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY