18-0251

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616839

Bill Garrett Davidson County
Batch# 126091 DEEDWARR
08/07/2018 11:47:28 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180807-0077603

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $195,000.00.

Ethel L. Miller
Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Hause 752 Pippin Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 163-02-0B-171.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethel L. Miller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Hause**, ("Grantee"), his 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. 163, on the Horizontal Property Regime for Berkeley Hall Townhomes, Section 2, as recorded in the Master Deed of record in Instrument No. 20061127-0146201 and amended in Instrument No. 20070705-0079992, 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 CURTIS MILLER and wife, ETHEL L. MILLER, by deed from H & B BUILDERS, LLC, of record in Instrument No. 20080828-0088613, dated August 28, 2008, said Register's Office. Curtis Miller having since died on March 5, 2018 and his interest in said property having transferred to Ethel L. Miller upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 163-02-0B-171.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 562, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7031, page 51, Book 7453, page 460 and Book 7775, page 361, said Register's Office.

Storm Water Detention Agreement of record in Book 7632, page 962, said Register's Office.

Easement(s) of record in Instrument No. 20090721-0068096, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20061127-0146201, amended in Instrument No. 20070705-0079992, said Register's Office.

This is improved property located at 752 Pippin Drive Antioch TN 37013

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

And Grantor covenants that it is 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 binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 27th day of July, 2018.

Ethel L Miller

Ethel L. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ethel L. Miller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018