# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137185 **DEEDWARR**
09/05/2018 11:36:09 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20180905-0087761

STATE OF TENNESSEE
COUNTY OFRUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-6-21
(AFFIX SEAL)

DANIELLE MBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Nicholas J. Miller, Jr. and Lindsey Barr | New Owners | 172 08 0A 027.00 |
| (NAME) | (NAME) | |
| 1317 Paulson Way | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Fifty-Nine Thousand And No/100 Dollars ($259,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shannon M.B. Coombes**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nicholas J. Miller, Jr., single man, and Lindsey Barr, single woman**, 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:

Being Lot No. 27 on the plan of Section Two-B, Hunters Branch, as shown by plat of record in Plat Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Shannon M. B. Coombes by Warranty Deed from Andrew Carter Caraway and wife Kimberly Lynette Caraway dated May 21, 2014 and recorded May 27, 2014 as Instrument No. 20140527-0045186, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1317 Paulson Way, Antioch, TN 37013

File Number: MFR-185590SSO

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, has 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 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 our hands this 31st day of July, 2018.

Shannon Coombs

Shannon M.B. Coombes

STATE OF TENNESSEE

COUNTY OF Montgomery

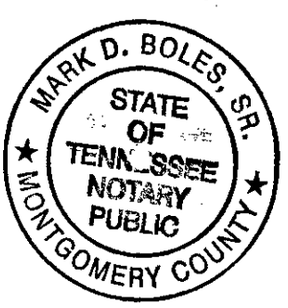
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shannon M.B. Coombes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public

My Commission Expires: 6/14/2022

(SEAL)




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