THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 143480 DEEDWARR
09/20/2018 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180920-0093455

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Margaret Bright 148 Saint Andrews Fwy Memphis, TN 38111	-SAME AS NEW OWNER-	091-06-0-100.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER AND WIFE, JULIE E. MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MARGARET BRIGHT,** married, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.1 on the Map of West Park Addition No. 2, of record in Plat Book 2330, Page 63, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 1 fronts 60 feet on the west side of 57th Avenue North and runs back between lines 100 feet to a dead line in the rear measuring 58.5 feet thereon.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from Jose L. Rivas Villanueva, of record on March 27, 2018, at Instrument 20180327-0028547, Davidson County Register of Deeds.

This property is commonly known as **1100 57th Ave, Nashville, TN 37209**.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands this 20 day of **September, 2018**:

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY S. MILLER AND JULIE E. MILLER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20 day of September, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2018:

Notary Public

My Commission Expires: 6/13/22

L. J. C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

