NEW OWNER:

William W. Miller, Jr.
301 Demonbreun St., #2008
Nashville, TN 37201
SEND TAX BILLS TO:
NEW OWNER

Map/Parcel 093-06-0A-324.00-C

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 18-612

Karen Y Johnson Davidson County
Batch# 156396 **DEEDWARR**
11/02/2018 02:28:45 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20181102-0108947

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Gwyn Norlen Harke and Grace C. McCain, as joint tenants with right of survivorship** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **William W. Miller, Jr., a married man,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of October, 2018.

GWYN NORLEN HARKE

GRACE C. MCCAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GWYN NORLEN HARKE and GRACE C. MCCAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 5th day of October, 2018.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**.

AFFIANT

Sworn to and subscribed to before me this 5th day of October, 2018.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"
Property Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT NO 2008 OF THE HORIZONTAL PROPERTY REGIME OF ENCORE, A RESIDENTIAL CONDOMINIUM PURSUANT TO MASTER DEED FOR ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080225-0018429 AND MASTER DEED FOR ENCORE, A MASTER CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080225-0018425 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEINLAND, LLC BY DEED FROM MELISSA ANN MEYERS OF RECORD IN INSTRUMENT NO. 20140602-0047369 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO GWYN NORLEN HARKE AND GRACE C. MCCAIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM STEINLAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED 8/20/2015, AND RECORDED ON 8/24/2015, DOCUMENT # 20150824-0085296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.