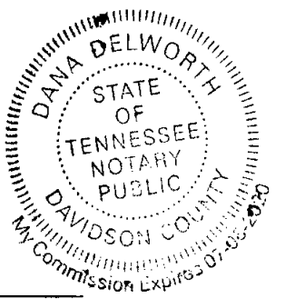
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,830,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 7/6/20
File No. G18-4073



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick B. Kennedy and Jamie Sue Amos	Same as New Owner	117-09-0-060.00
(NAME)	(NAME)	
2109 Acklen Avenue		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 186533 DEEDWARR
01/22/2019 10:07:11 AM 2 pgs
Fees: $13.00 Taxes: $6,771.00

20190122-0005822

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Amanda Wolf, Personal Representative of The Estate of Jeffrey Miles and Nancy Miles, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick B. Kennedy and Jamie Sue Amos, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 13 of Block 5, on the Plan of Woodmont Estates, of record in Plat Book 974, Page 29, as amended in Instrument No. 20120817-0073990, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Miles and Nancy Miles by Warranty Deed from Charles Rogan Allen unmarried, recorded on the 2nd day of October, 2013 in Instrument No. 20131002-0103339, in the Register's Office of Davidson County, Tennessee. The said Jeffrey Miles and Nancy Miles having since divorced pursuant to Final Decree of Divorce, Case No. 17D-1184, in the Circuit Court for Davidson County, Tennessee at Nashville. The said Jeffrey Miles having since died testate December 16, 2018. Pursuant to an Order entered in Probate Court for Davidson County, Tennessee at Nashville, Case No 19P-10. Amanda Wolf was apppointed Personal Representative and was authorized and empowered to convey said property and execute all necessary documents.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29, amended at Instrument No. 20120817-0073990.
2. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P18-3420

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3420 Valley Brook Road, Nashville, TN 37215.

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, have 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. Whenever 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/our hand(s) this 18th day of January, 2019.

The Estate of Jeffrey Miles

By: _____, Personal Representative
Amanda Wolf, Personal Representative

_____
Nancy Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2019, before me personally appeared Amanda Wolf, Personal Representative of The Estate of Jeffrey Miles and Nancy Miles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of January, 2019.

_____
Notary Signature
My commission expires: 6/2/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amanda Wolf, Personal Representative of The Estate of Jeffrey Miles, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Personal Representative of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2019.

_____
Notary Public
My Commission Expires: 6/2/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066