Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1092TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Charity Petty
Affiant

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

Notary Public
Commission Expiration:
2-25-20

Karen Johnson Davidson County
Batch# 197157 DEEDWARR
02/20/2019 11:53:21 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190220-0015370

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
PNI, LLC P.O. Box 160372 Nashville, TN 37216	SAME AS NEW OWNER	052 05 0 208.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I, **Steven R. Miller,** Married, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC,** 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:

Property known as 520 Geisen Drive Madison, TN 37115, County of Davidson to wit:

Being part of Lot No. 2 on an unrecorded plan showing a resubdivision of part of Lot No. 10 of a subdivision of Lot 35 through 37, H.B. Chadwell tract as recorded in Book 547, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the northwesterly margin of Geisen Drive being the common front corner of Lots 1 and 2; thence with the margin of said Geisen Drive S 18 degrees 35' 54" W 105.52 feet to an iron pin; thence N 67 degrees 51' 25" W 201.94 feet to a point; thence N 21 degrees 52' E 45.5 feet to a point in the beginning of a curve to the right; thence with said curve Northeasterly 31.0 feet to a point; thence N 26 degrees 30 ' 00" E 31.5 feet to a point; thence S 68 degrees 00' 33" E 180.08 feet to the point of beginning according to a survey by John Kohl dated 10/5/1976.

Being the same property conveyed to Sandra B. Miller, unmarried, and Steve Miller, married, as joint tenants with right of survivorship, by deed from Sandra B. Miller, unmarried, dated 04/13/2018 filed and recorded 05/04/2018 of record as Instrument No. 20180504-0043034,said Register's Office.*Sandra B. Miller, having since died on 7/30/2018 leaving Steven R. Miller as only surviving tenant.

Tax Map and Parcel ID is as follows 052 05 0 208.00

The subject property is not the principal residence of the Grantor, nor his spouse or any dependants.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 520 Geisen Drive, Madison, TN 37115

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. 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 my hand this 18th day of February, 2019.

Steven R. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2019, before me personally appeared **Steven R. Miller**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of February, 2019.

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expiration:
2-25-20