Karen Johnson Davidson County
Batch# 203298 DEEDWARR
03/07/2019 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190307-0021039

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/20/21 (AFFIX SEAL)

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-P-19-2218-102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debra A. Sunderland	Fifth Third Bank	
(NAME) **2218 Belmont Blvd. #102**	(NAME) 5050 Kingsley Drive	**104-16-0D-005.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CINDY MILLER, A SINGLE WOMAN, AND AND AMBRUS CLINTON MILLER, JR. AND BONNIE MILLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBRA A. SUNDERLAND, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5 of Belmont Lofts, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Properly Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and as established under the Master Deed of Belmont Lofts, of record in Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws appended thereto and depicted in Exhibit C, and more particularly described on the Plat which is also appended thereto and depicted in Exhibit D to the said Master Deed; this conveyance is made together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the said Master Deed.

Being the same property conveyed to Cindy Miller, as to an undivided 99% interest (the "Individual Interest"), and Ambrose Clinton Miller and Bonnie Miller, as tenants by the entirety, as to an undivided 1% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty deed from Rick Crump and wife, Cathy K. Crump of record in Instrument No. 20140325-0024406 Register's Office for Davidson County, Tennessee, dated March 21, 2014 and recorded on March 25, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belmont Lofts of record in Instrument Number 20051028-0130475, Register's Office for Davidson County, Tennessee.
- Charter for Belmont Lofts Condominium Association, Inc., of record in Instrument Number 20051028-0130478, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2218 Belmont Blvd. #102, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF MARCH, 2019.

Cindy Miller

Ambrus Clinton Miller, Jr. by Bonnie Mae Miller, attorney-in-fact
Ambrus Clinton Miller, Jr.
by Bonnie Mae Miller, Attorney in Fact

Bonnie Miller
Bonnie Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Mae Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of AMBRUS CLINTON MILLER, JR as per the General Durable Power of Attorney of record in Instrument No. 20190208-0012204, Register's Office for Davidson County, Tennessee, and who acknowledged she executed the same as the free act and deed of the said AMBRUS CLINTON MILLER, JR.

Witness my hand and official seal, this the 6th of March, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

