Karen Johnson Davidson County
Batch# 203446 DEEDWARR
03/07/2019 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $775.15
20190307-0021171

31368-5 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $209,500.00. Affiant Subscribed and sworn to before me, this the 6th day of March, 2019. Notary Public My commission expires: 9/6/22 (AFFIX SEAL)

WILLIAM STAMPLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Genung and Megan Genung	New Owner	**075-14-0-128.00**
8140 Terry Lane		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth M. Miller, unmarried, as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Genung and Megan Genung, 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:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hermitage Estates, Section 4, as of record in Book 3700, page 148, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID lot fronts 80.1 feet on the easterly side of Terry Lane and extends back 186.3 feet on the northerly line and 169.4 feet on the southerly line to a dead line, which is a broken line and measures 113.1 feet thereon.

TRACT 2: Being Reserve Parcel "L" on the Plan of Hermitage Estates, Section IV, as of record in Book 3700, Page 148, Register's Office for said County.

SAID Reserve Parcel "L" fronts 7.5 feet on the east side of Terry Lane and extends back 169.4 feet on the north line along and with the south line of Lot no. 35 to a dead line in the rear; thence southwardly 89.4 feet with the rear lot lines of Lot Nos. 20 and 19 to the southernmost line of said Section IV of said Subdivision; thence north 62 degrees 30' west with said south line 128.8 feet to a concrete monument; thence North 14 degrees 53' west, a distance of 59.3 feet to a concrete monument; thence North 84 degrees 01' west, 5.2 feet to a concrete monument in the east margin of Terry Lane, the point of beginning.

BEING the same property conveyed to Thomas S. Miller and wife, Elizabeth M. Miller, by Deed from F.E. Stratton, Jr. and wife, Bettie S. Stratton, of record in Book 4355, page 163 and by Deed from James L. Baskin, Jr., and wife, Maryann K. Miller, dated 10/09/78, of record in Book 5348, page 133, Register's Office for Davidson County, Tennessee. The said Thomas s. Miller died July 12, 2010, vesting said property into Elizabeth M. Miller as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Plat Book 3700, page 148, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Restrictive Covenants contained in instrument of record in Book 4182, page 78, Register's Office for Davidson County, Tennessee.

(3) License Agreement between Elizabeth M. Miller and Louise S. Simpson, of record in Instrument No. __201903070021170 said Register's Office.

(4) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **8140 Terry Lane, Hermitage, TN 37076**

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 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/our hand(s) this **6th** day of **March, 2019.**

Elizabeth M. Miller

Elizabeth M. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Elizabeth M. Miller,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **March, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER