NEW OWNER:
KEITH MONROE MILLER
2037 HAWK'S NEST COURT
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0268

SEND TAX BILLS TO:

Navigator Lending Solutions
3000 Gulf To Bay Blvd. Ste. 208
Clearwater, FL. 33759

Map & Parcel
098060A111.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 212607 **DEEDWARR**
04/02/2019 09:27:43 AM 3 pgs
Fees: $18.00 Taxes: $1,265.22

20190402-0029559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-One Thousand Nine Hundred Fifty and 00/100 Dollars ($341,950.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ERIC D. SPALDING and KARI L. SPALDING, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KEITH MONROE MILLER, unmarried,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 103, on the Plan of Phase One, Section "B", Bridgewater, as shown on the plat of the same of record in Instrument No. 20060425-0046949, as corrected in Instrument No. 20060608-0067982, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ERIC D. SPALDING and wife, KARI L. SPALDING by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated December 20, 2006, and of record in Instrument No. 20061222-0158599, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2037 HAWK'S NEST COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 matters shown on the plat of record at Instrument No. 20060425-0046949, as corrected in Instrument No. 20060608-0067982, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 29th day of March, 2019.

ERIC D. SPALDING

KARI L. SPALDING

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERIC D. SPALDING and KARI L. SPALDING**, 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 office this 29th day of March, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this ~~transfer~~ is **$341,950.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of March, 2019.

NOTARY PUBLIC

My commission expires: 6/21/22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires