WARRANTY DEED

Karen Johnson Davidson County
Batch# 215803 DEEDWARR
04/10/2019 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20190410-0032413

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Debra Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF APRIL, 2019..

Julie Owens
Notary Public

MY COMMISSION EXPIRES: 8/11/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
121 1st Avenue S, #200, Franklin, TN 37064,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wagner Enterprises, LLC, a Tennessee limited liability company	Wagner Enterprises, LLC	072-04-0-283.00
(NAME) 2224 Georgian Circle	(NAME) 2224 Georgian Circle	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I, James E. Miller, Administrator for the Estate of Donald W. Miller, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Wagner Enterprises, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their 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. 29, Block D on the Plan of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald W. Miller and wife, Debra J. Miller by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, dated September 16, 1991 and recorded September 18, 1991 of record in Book 8444, Page 721, Register's Office for Davidson County, Tennessee.

The said Deborah J. Miller died on December 17, 2018, leaving the said James E. Miller the sole surviving tenant by the entirety.

The said James E. Miller died testate on December 28, 2018, devising subject property to James E. Miller, David W. Miller and Eric D. Miller, as evidenced in File No. 19P75, Probate Court Clerk's Office for Davidson County, Tennessee. James E. Miller executes this instrument by authority given to him pursuant to the Order filed int he Probate Court Clerk's Office for Davidson county, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1437 Janie Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 2nd day of April, 2019.

Estate of Donald W. Miller

By: _____
James E. Miller, Adminstrator

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Administrator of Estate of Donald W. Miller, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of April, 2019 .

_____
Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

I, Debra Loe, 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.

Debra Loe

Signature

State of TENNESSEE

County of WILLIAMSON

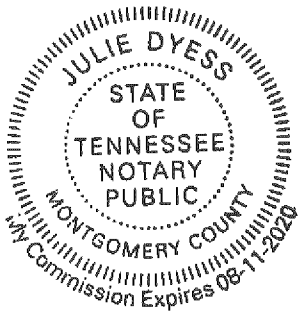
Personally appeared before me, Julie Dyess, a notary public for this county and state, Debra Loe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Dyess

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}



#50643