File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 218011 DEEDWARR
04/15/2019 02:31:41 PM 2 pgs
Fees: $13.00 Taxes: $3,367.00
20190415-0034351

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60346
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alastair Miller Lauren Miller 105 A Page Road Nashville, TN 37205	Pinnacle Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 130010I00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$910,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam Houston Moran and Melanie Moran, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alastair Miller and Lauren Miller, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 105 A and garage 105 A on the Plan of 105 Page Road Townhomes as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140328-0025804, amended and restated in Instrument No 20150126-0007476, amended in Instrument No. 20150331-0027885, to which Plan reference is hereby made for a more complete description. Together with and subject to a 20 foot Ingress/Egress Easement for shared driveway as shown on said Exhibit "B".

Being the same property conveyed to Sam Houston Moran and Melanie Moran, husband and wife by Warranty Deed from Chris Haynes and Melissa R. Haynes, husband and wife, dated April 14, 2015 and recorded on April 16, 2015 of record in Instrument No. 20150416-0033552, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20140328-0025804, amended and restated in Instrument No. 20150126-0007476, amended in Instrument No. 20150331-0027885, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Subject to the provisions for the maintenance and repair of the 20 foot Ingress/Egress All Matters shown on the Plan of record in Instrument No. 20130822-0088728, said Register's Office. Easement (shared driveway) as set forth in Instrument No. 20150126-0007476, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20140521-0043581, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140328-0025804, amended and restated in Instrument No. 20150126-0007476, amended in Instrument No. 20150331-0027885, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 105 A Page Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of April, 2019.

Sam Houston Moran

Melanie Moran

State of Tennessee

County of Davidson

On this 12th day of April, 2019, before me the undersigned authority, personally appeared Sam Houston Moran and Melanie Moran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $910,000.00.

Affiant

Sworn and subscribed before me this 12th day of April, 2019.

My Commission Expires: _____

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022