Name and Address of New Owner:
Jeffery S. Miller and Julie Miller
322 Greenway Avenue
Nashville, TN 37205

Send Tax Bills To:
Jeffery S. Miller and Julie Miller
322 Greenway Avenue
Nashville, TN 37205

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 050-13-0-059

Karen Johnson Davidson County
Batch# 237722 DEEDWARR
06/03/2019 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $371.85
20190603-0052593

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pedro Reyes and Deanna Reyes, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffery S. Miller and Julie Miller, husband and wife, ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, Being Lot 54, as shown on the map entitled Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pedro Reyes and wife Deanna Reyes,by Warranty Deed from Ricky A. Raines and wife Mindy W. Raines, dated November 2, 2007 of Instrument # 20071105-0129856, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements as shown of record including the following:

Taxes and assessments for 2019 and subsequent years; All matter as shown on the Plan of record in Plat Book 4175, Page 142; Restrictions of record in Book 4478, Page 108, Book 4447, Page 594, and Book 8237, Page 75; Easement of record in Book 4483, Page 534, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3120 Ewingwood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of June, 2019.

_____(SEAL)
Pedro Reyes

_____(SEAL)
Deanna Reyes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 31st day of May, 2019, before me personally appeared Pedro Reyes and Deanna Reyes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2019.

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Signature
My commission expires: 9/15/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 31st day of May, 2019.

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public
My commission expires: 9/15/2021
File No. 2019-192

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

