Box # 14
28500-1A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 242085 **DEEDWARR**
06/12/2019 09:04:48 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00

20190612-0056242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019
(AFFIX SEAL)

CAROLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allen B. Miller, Jr. and Christina Michelle Griffey 5028 Franklin Pike Nashville, TN 37220	New Owner	146-10-0-057

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jennifer S. Dunlap n/k/a Jennifer Dunlap Stacey, Trustee, with Full Power to Sell, Lease, Grant, Convey and Encumber without Joinder of any Beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Allen B. Miller, Jr. and Christina Michelle Griffey, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 4, plan of Ragland Estates, as shown on plat of record in Plat Book 2663, Page 104, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer S. Dunlap, Trustee, with Full Power to Sell, Lease, Grant, Convey and Encumber without Joinder of any Beneficiary by Warranty Deed from Tennessee Builders Management Services, LLC, dated September 13, 2011 and recorded as September 20, 2011, of record in Instrument No. 201109200072892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 5028 Franklin Pike, Nashville, TN 37220

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, their heirs and assigns forever; and we do covenant with 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 the 11th day of June, 2019.

Jennifer S. Dunlap n/k/a Jennifer Dunlap Stacey, Trustee

Jennifer S. Dunlap n/k/a
Jennifer Dunlap Stacey, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public for the state and county aforesaid, the within named Jennifer S. Dunlap n/k/a Jennifer Dunlap Stacey, Trustee, and made oath that she has executed the foregoing document for the purposes stated therein and that the matters therein contained are true.

Witness my hand and official seal, this the 11th day of June, 2019.

Notary Public

My Commission Expires: 1-4-21

(SEAL)

