THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520535**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $422,500.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2019. Notary Public My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 243717 DEEDWARR
06/17/2019 10:00:07 AM 2 pgs
Fees: $13.00 Taxes: $1,563.25

20190617-0057782

WARRANTY DEED

Address New Owner: Nathaniel Edward Miller and Nancy Ann Miller 2728 Greenside Place Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ TIAA, FSB P.O. Box 71229 Charlotte, NC 28272-1229	Tax Information: Tax Parcel ID No. 083-04-0A-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry L. Trigg and Ronnie T. Tharp Jr., married to each other** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Nathaniel Edward Miller and Nancy Ann Miller, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of First Amendment Greenside Park, a Major Subdivision of record in Plat at Instrument No. 20120507-0039371, revising Instrument Number 20120418-0033247, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry L. Trigg and Ronnie T. Tharp Jr., as joint tenants with right of survivorship by Warranty deed from Sarah E. Darby and James S. Darby, wife and husband of record in Instrument No. 20150528-0049067 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 5210, Page 31 and Plat Book 547, Page 158, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20120507-0039371, amending Instrument no. 20120418-0033247, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120409-0030265, as amended in Instrument no. 20130115-004913, as further amended in Instrument No. 20140219-0014317, as further amended in Instrument No. 20170724-0074578, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Right of Way Easement of record in Instrument Number 20150929-0098827, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5354, Page 903, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement of record in Book 5546, Page 104, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20070205-0014395, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100517-0037548, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 20151208-0123635, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Street Right-of-way recorded on September 29, 2015 of record in Instrument Number 20150929-0098829, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2728 Greenside Place Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2019.

Terry L. Trigg

Ronnie T. Tharp Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry L. Trigg and Ronnie T. Tharp Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021