WARRANTY DEED

Karen Johnson Davidson County
Batch# 250564 DEEDWARR
07/01/2019 09:08:20 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20190701-0063376

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: March 31, 2020

(AFFIX SEAL)

PRISCILLA C. URBA NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin L. Miller	Navy Federal C.U.	141-05-0-A-164.00 CO
(NAME)	(NAME)	
1445 Scarcroft Ln	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Jay Noble Bozman, Jr. and Kelly Ann Bozman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin L. Miller and Ashley Miller, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 164 on the Final Plat of Avondale Park, Phase 2, Section 4, of record in Instrument No. 20110208-0011100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jay Noble Bozman, Jr. and Kelly Ann Bozman, husband and wife, by Warranty Deed from Dustin Tracy and Laura Tracy, dated March 31, 2017, of record in Instrument No. 20170331-0031743, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1445 Scarcroft Lane, Nashville, TN 37221
(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 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20110208-0011100; Restrictions of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161; By-Laws of Avondale Park Owners Association of record in Instrument No. 20081203-0117452; Articles of Incorporation of Avondale Park Owners Association of record in Instrument No. 20081203-0117452 and Instrument No. 20081203-0117350; Easement to Harpeth Valley Utility District of record in Book 5738, page 819; Book 5738, page 832; Book 7601, page 400; Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, Instrument No. 20080701-0067905, Instrument No. 20080701-0067906, Instrument No. 20080818-0084836, Instrument No. 20090414-0033624 and Instrument No. 20090414-0033625; Easement to USA/ TVA of record in Instrument No. 20060110-0003857; Easement to Tennessee Electric Power Company of record in Book 787, page 7; Deed to TVA/ USA of record in Book 4118, page 694; Book 4193, page 903 and Book 4228, page 635, and Order of Taking to TVA of record in Book 4273, page 280; Easements described in deed of record in Book 10748, page 876; Access easement agreement of record in Instrument No. 20041207-0145662; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20071002-0117293; Permanent easement agreement of record in Instrument No. 20090707-0063325; Stormwater Detention Agreement of record in Instrument No. 20060512-0055867; Landscape easement of record in Instrument No. 20090414-0033629; Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20170130-0009317; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 26th day of June, 2019.

Jay Noble Bozman, Jr.

Kelly Ann Bozman

State of Maryland
County of Montgomery

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jay Noble Bozman, Jr. and Kelly Ann Bozman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Gaithersburg (city), Maryland, this 26th day of June, 2019.

Notary Public
My Commission Expires: 12/13/2021

File No.: 29598

RENATA NEGAHDARI FARDOVA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 13, 2021