Karen Johnson Davidson County
Batch# 256032 DEEDWARR
07/12/2019 09:55:21 AM 2 pgs
Fees: $13.00 Taxes: $825.47

20190712-0068067

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $223,100.00.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Carmen Coats
Notary Public
My commission expires:

04-1905-57264

Address of New Owner:	Send Tax Bills to:	Tax Information:
Frank Miles 87 ELBERTA ST. Nashville TN 37210	Frank Miles 87 ELBERTA ST. Nashville, TN 37210	119-01-0-375.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Boren, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FRANK J MILES, FJM hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks (erroneously referenced on prior deed as Overhill City and W. H. Fox Subdivision of Lots) 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subd., of record in Plat Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Boren, a single person by deed from David M. Birchett and wife, Paula R. Birchett, dated August 30, 2005, recorded September 13, 2005, of record in Instrument No. 20050913-0110198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 300 Valeria Street, Nashville, TN 37210.

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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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2019.

Richard Boren

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard Boren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 28th day of June, 2019.

Notary Public

My Commission expires: 3/31/20

TONIA COX
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

Effective as of May 1, 2015; Last updated March 1, 2017

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