Name and Address of New Owner:
Nicholas S. Howell
803 Stewart Valley Drive
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 257071 DEEDWARR
07/15/2019 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20190715-0068838

Send Tax Bills To:
Nicholas S. Howell
803 Stewart Valley Drive
Smyrna, TN 37167

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 053-03-0-121

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, **Glen Miller and Linda Miller, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas S. Howell,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 121 on the Plan of the Village of Old Hickory, Section "C" as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glen Miller and wife Linda Miller, by warranty deed from Cindy Lou Foss, unmarried, dated April 12, 2002 of Instrument No. 20020422-0049266, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:
Taxes and assessments for 2019 and subsequent years; All matters as shown on the plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as:1406 Elliston Street, Nashville, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of July, 2019.

Glen Miller (SEAL)
Glen Miller

Linda Miller (SEAL)
Linda Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10th day of July, 2019, before me personally appeared Glen Miller and Linda Miller, 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 10th day of July, 2019.

Notary Signature
My commission expires:

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Collins Dickson
(Affiant)

Sworn to and subscribed before me this
10th day of July, 2019.

Notary Public
My commission expires: 4/20/20
File No. 2019-179

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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, Jim Hyde, 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: 09/19/2022

