398

Karen Johnson Davidson County
Batch# 273541 DEEDWARR
08/19/2019 03:01:32 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20190819-0083014

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 695,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2019.

Notary Public

My commission expires: 3/8/22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allentown Investment, LLC	~~New Owner~~ Pinnacle Bank	**130-11-0-086.00**
~~4510 Beacon Drive~~ 1401 Adams St	150 Third Ave #900	
~~Nashville, TN 37215~~ Franklin, TN 37064	Nashville, TN 37201	

FOR AND IN 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,

Craig K. Miller and wife, Ivy Ching Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allentown Investment, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revision to Tyne Meade of record in Plat Book 7900, Page 675, 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 Craig K. Miller and wife, Ivy Ching Miller, by Warranty Deed, from Clyde Milton Francis, III and wife, Donna Boyte Francis, dated May 14, 1994, of record in Book 9345, Page 680, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sanitary Sewer Easement of record in Book 7796, Page 502, 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 is improved property known as 4510 Beacon Drive, Nashville, TN 37215.

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 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 16th day of August, 2019.

Craig K. Miller, by Russell J. McCann as Attorney-in-Fact

Ivy Ching Miller, by Russell J. McCann as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Craig K. Miller and Ivy Ching Miller for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Craig K. Miller and Ivy Ching Miller, and is authorized by Craig K. Miller and Ivy Ching Miller to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of August, 2019.

Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **19-186**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027