**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1723TN

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 368,000.00.

M. Alexis Mendl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of September, 2019.

Notary Public
Commission Expiration:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 282500 **DEEDWARR**
09/09/2019 09:45:13 AM 2 pgs
Fees: $13.00 Taxes: $1,361.60

20190909-0090647

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Dave Miller and Molly Miller<br>474 Sunliner Dr.<br>Nashville, TN 37209 | NEW OWNER | 090-15-0-044 |

## WARRANTY DEED

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, **Jonathan S. Plisco (erroneously referred to as Johnathan S. Plisco in previous Warranty Deed) and Linda G. Plisco, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Miller and Molly 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:

Property known as 474 Sunliner Dr. Nashville, TN 37209, County of Davidson

Being Lot No. 301 on the Plan of Charlotte Park, Section Ten, of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Johnathan S. Plisco and Linda G. Plisco, husband and wife, by Warranty Deed from Tamica Bruce, Executor of the Estate of Linda Faye Calvin, dated 03/27/2019, filed of record 03/29/2019 in Instrument No. 2019329-0028765, said Register's Office.

Also being the same property previously conveyed to James R. Calvin and wife, Linda F. Calvin by Warranty Deed from Virgil Rhea Dailey, II, unmarried, dated 08/04/2010 and recorded 08/12/2010, in Instrument No. 20100812-0063678, said Register's Office. The said James R. Calvin has since died on 01/06/2019. The said Linda F. Calvin has since died on 02/01/2019, leaving a will probated in Case #75PRI-2109-PR-108, Probate Court for Davidson County, Tennessee, naming Tamica Bruce, Executor with power to convey any interest in real estate without the signature, consent, or approval of any heirs.

Tax Map/Parcel ID is as follows: 090-15-0-044.00

Specific Power of Attorney for Linda G. Plisco dated 08/27/2019, recorded 09/09/2019, filed of record in Instrument No. 20190909-0090646, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 474 Sunliner Dr., Nashville, TN 37209**

**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 unemcumbered, 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 hand this 3rd day of September, 2019.

Jonathan S. Plisco

Linda G. Plisco by Jonathan S. Plisco, Attorney in Fact.
Linda G. Plisco
By: Jonathan S. Plisco, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this **3rd day of September, 2019**, before me personally appeared **Jonathan S. Plisco**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of September, 2019.

Notary Public
Commission Expiration:

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the **3rd day of September, 2019,** before me, appeared **Jonathan S. Plisco,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Linda G. Plisco**, and that said instrument was signed in behalf of the said **Linda G. Plisco**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 3rd day of September, 2019.

Notary Public
Commission Expiration:

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023