WARRANTY DEED

Karen Johnson Davidson County
Batch# 288636 DEEDWARR
09/19/2019 03:51:14 PM 2 pgs
Fees: $13.00 Taxes: $1,082.25

20190919-0095482

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Erin Marie Miller and Joshua Nathan Miller	First Bank	096 05 0 134.00
(NAME)	(NAME)	
309 Lorna Drive	318 Seaboard Ln	
(ADDRESS)	Ste 205 (ADDRESS)	
Nashville, TN 37214	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua G. Thompson and Pamela Reghan Thompson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin Marie Miller and Joshua Nathan Miller, wife and husband,** 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. 185, on the Plan of Woodberry Park, of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 185 fronts 77.0 feet on the northeasterly margin of Lorna Drive and extends back 162.4 feet on the northwesterly line and 162.0 feet on the southeasterly line to a dead line in the rear, measuring 76.4 feet thereon.

Being the same property conveyed to Joshua G. Thompson, a single man by Warranty Deed from Peggy Denise Smith Story, now known as Peggy S. Bouleris, married dated December 7, 2015 and recorded December 9, 2015 as Instrument No. 20151209-0123834, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 309 Lorna Drive, Nashville, TN 37214

File Number: GRN-1909083SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-EXIT-19309

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.

Witness our hands this 16th day of September 2019

Joshua G. Thompson

Pamela Reghan Thompson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joshua G. Thompson and Pamela Reghan Thompson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1909083SSO