Karen Johnson Davidson County
Batch# 294583 DEEDWARR
10/02/2019 10:35:51 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20191002-0100487

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 30 day of Sept 2019.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah Brown	Quicken Loans, Inc.	058-16-0-037.00
4061 Cedar Circle	1050 Woodward Ave	
Nashville, TN 37218	Detroit, MI 48226-1906	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Miller and wife, Vernice L. Miller,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Deborah Brown, a single woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Tract No. 21 of Block "DD" on the Revised Plan of Fairview Subdivision of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, June 29, 1964, as follows:
>
> Beginning at a point on the northerly margin of Cedar Circle at the southwest corner of the property conveyed to Progressive Mutual Corporation by deed from C. F. Smith and wife, of record in Book 3178, page 421, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Circle North 81 degrees 39 minutes West 125 feet; thence North 8 degrees 21 minutes East 200 feet; thence South 81 degrees 39 minutes East 125 feet to the western boundary line of said Corporation's property; thence with same South 8 degrees 21 minutes west 200 feet to the beginning, containing 0.57 of an acre, more or less.
>
> Being the same property conveyed to Robert J. Miller and wife, Vernice L. Miller by Warranty Deed from Chester T. Knepper and wife, Donna Gifford Knepper dated October 13, 1976 of record in Book 5079, page 30, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4061 Cedar Circle, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of September, 2019.

Robert J. Miller

Vernice L. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Miller and Vernice L. Miller,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of September, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019096395

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020