Karen Johnson Davidson County
Batch# 313403 DEEDWARR
11/08/2019 10:19:18 AM 2 pgs
Fees: $13.00 Taxes: $791.80
20191108-0115632

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, f
this transfer is $214,000.00

Affiant

Subscribed and sworn to before me, this 7 day of November 2019.

Notary Public
My commission expires: 7-6-2020

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Zechariah W. Miller & Andrea E. Miller	Movement Mortgage	075-12-0F-063.00 CO
735 Tulip Grove Rd Apt 239 Hermitage, TN 37076	8024 Calvin Hall Road Indian Land, SC 29707	

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, **Claude Fraser and wife, Margaret Fraser,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zechariah W. Miller and Andrea E. Miller, husband and wife,** 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 Unit No. 239, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument No. 20050525-0059119 and amended in Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Claude Fraser and wife, Margaret Fraser, by Warranty Deed from Mark Richardson and wife, Julia Harris, dated June 15, 2017 of record in Instrument No. 20170616-0060541, 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 735 Tulip Grove Rd Apt 239, Hermitage, TN 37076

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 6th day of November, 2019.

Claude Fraser

Margaret Fraser

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claude Fraser and Margaret Fraser,** 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 6th day of November, 2019.

Notary Public

My Commission expires: 06/11/2023

FILE NO: 2019106425

KAREN S. MCCOLPIN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY