THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 329700 DEEDWARR
12/13/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20191213-0128849

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jeffery S. Miller and Julie E. Miller 520 Maxine Drive Nashville, TN 37013	Jeffery S. Miller and Julie E. Miller 322 Greenway Avenue Nashville, TN 37205	173-01-0-188

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Antwan Floyd**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffery S. Miller and wife, Julie E. Miller**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14A, Zone Lot Division Lot No. 14, Final Plat, Section IV, Monte Carlo, of record in Plat Book 6250, Page 855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Antwan Floyd,by Warranty Deed from Michael Scott Patton and wife, Valerie Patton, of record on September 5, 2007, at Instrument No. 20070905-0106496, Davidson County Register of Deeds.

This property commonly known as 520 Maxine Drive, Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 11th **day of December, 2019:**

Antwan Floyd

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Antwan Floyd,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of December, 2019:

MARK A KEELER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires September 5, 2021

Mark A Keeler
Notary Public

My Commission Expires: 09/05/2021

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$75,000.00**:

Amanda Minor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11th DAY OFDecember, 2019:

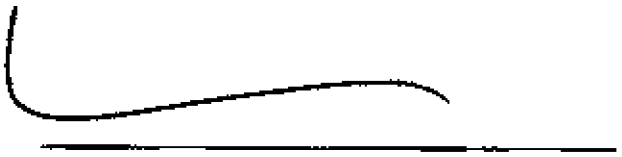
Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

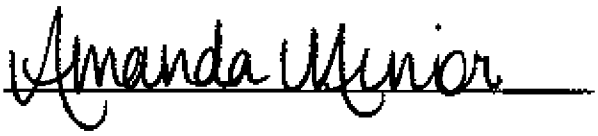
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

