14347

WARRANTY DEED

Karen Johnson Davidson County
Batch# 329972 DEEDWARR
12/16/2019 09:56:35 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20191216-0129219

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 06/11/2023

(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Jerry Durham Cynthia P. Durham	New Owners	052-01-0-318.00
(NAME)	(NAME)	
444 Neelys Bend Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **David Lee Miller, Deanna Elizabeth Overbeck, Harry W. Miller III, Lindsay M. Francis, and Maggie M. Browney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Jerry Durham and Cynthia P. Durham,** 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 the easterly 100 feet of Lot No. 12 on the Plan of Madison Park Subdivision, as of record in Book 421, page 184, Register's office for said County.

Said part of Lot No. 12 fronts 100 feet on the southerly side of Neely's Bend and runs back between parallel lines form the center of said Road 600 feet, more or less, to a dead line in the rear. Included in the description but excluded from this conveyance is the seller off in Instrument No. 20070613-0071073.

Being a portion of the property conveyed to Harry W. Miller, Jr. and wife, Eara B. Miller by deed from Mamie L. Cline of record in Book 3398, page 604. Harry W. Miller, Jr. having predeceased Eara B. Miller. Eara B. Miller having died and Affidavit of Heirship recorded in Instrument Number 20191007-0102397 shows David L. Miller, Deanna E. Overbeck, Harry W. Miller, III, Lindsay Francis and Maggie Browney to be her heirs-at-law.

This instrument is executed on behalf of Deanna Elizabeth Overbeck by Robert Notestine as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20191216-0129216, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Harry Willis Miller, III, by Robert Notestine as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20191216-0129217, in the Register's Office for Davidson County, Tennessee. The said Harry W. Miller, III and Harry Willis Miller, III being one and the same.

This instrument is executed on behalf of Lindsay M. Francis by Robert Notestine as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20191216-0129215, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Maggie Browney by Robert Notestine as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20191216-0129218, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 450 Neely's Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 9th day of December, 2019.

David Lee Miller

Deanna Elizabeth Overbeck

Harry W. Miller III

Lindsay M. Francis

Maggie Browney

State of Tennessee
County of Davidson

Personally appeared before me David Lee Miller, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2019.

Notary Public
My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of December, 2019, before me personally appeared Robert Notestine, the person who executed the foregoing instrument on behalf of Harry W. Miller, III, Deanna Elizabeth Overbeck, Lindsay M . Francis and Maggie M. Browney and acknowledged that he executed the same as the free act and deed of the said Harry W. Miller, III, Deanna Elizabeth Overbeck, Lindsay M. Francis and Maggie M. Browney, through Power of Attorney granted him by the said Harry W. Miller, III, Deanna Elizabeth Overbeck, Lindsay M. Francis and Maggie M. Browney.

Notary Public
Commission expires: 6/11/2023

File No.: 14347

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM