THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5848

Karen Johnson Davidson County
Batch# 339097 DEEDWARR
01/07/2020 08:00:09 AM 4 pgs
Fees: $23.00 Taxes: $2,331.00

20200107-0001779

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of December, 2019.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Miller and Lana Miller 1257 Martin St Nashville TN 37203	new owner	Tract I: P/O 088-027.00 Tract II: P/O 088-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Randolph Family Partners, L.P.**, a Tennessee limited partnership, and **Margaret Randolph**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Miller** and **Lana Miller**, husband and wife, hereinafter called the Grantee, their heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Douglas Nicole

Tract I:

Land in Davidson County, Tennessee, described according to a Map that was taken from three actual surveys by George W. Watkins, dated December 3, 1955, May 5, 1961, and September 14, 1961, more particularly described as follows:

Beginning at a chittimwood tree (said point being the Southeasterly corner of Tract No. 4 that was deeded to Fred Webb Jackson, et ux, from G.L. Comer, Trustee, of record in Book 2487, Page 255, Register's Office for Davidson County, Tennessee); thence South 77° West to a black locust, a distance of 240 feet; thence North 82°30' West to an elm tree, a distance of 141 feet; thence North 53°30' West, a distance of 1140 feet; thence North 50° West to an elm tree, a distance of 40 feet; thence North 5° East, a distance of 437 feet; thence North 60°40' East, a distance of 337.2 feet to a point; thence North 60°35' East, a distance of 292.6 feet to a point; thence North 56° East, a distance of 250 feet to a point; thence North 38°28' West, a distance of 535 feet to a point in the Southeasterly margin of Lakeview Drive; thence along the Southeasterly margin of Lakeview Drive, North 56° East 288 feet to a point; thence South 42°30' East, a distance of 650 feet to a point; thence South 85°, East, a distance of 246 feet to an old beech stump; thence South 3° West, a distance of 1667 feet to the point of beginning. Said tract of land containing 40.9 acres, more or less.

Included in the foregoing legal description but specifically excluded from this conveyance is the following described property:

Beginning at a beech stump in the most Easterly corner of the Randolph Property; thus 03°00' W, 470.0 feet to a point in the Eastern property line; thus, N 87°00' W, 496.0 feet to a point; thus, N 03°00' E, 348.42 feet to an iron pin; thus, N 65°37' E, 295.0 feet to an iron pin; thus, N 85°00' E, 246.00 feet to the beginning and containing 5.05 acres more or less.

Further, Margaret G. Randolph hereby reserves an easement for pedestrian and vehicular ingress and egress on and over that certain strip of property as more particularly described as follows:

An easement providing access from Lakeview Drive to the above noted tract beginning at an iron pin in the Southern boundary of Lakeview Drive; thus S 42°30' E, 650.0 feet to an iron pin in the Northern boundary of said tract; thus, S 65°37' W, 30.40 feet to a point; thus, N 42°30' W, 646.40 feet to Lakeview Drive; thus, N 56°00' E, 30.0 feet to the beginning and providing a 30.0 foot easement.

Being the same property conveyed by Quitclaim Deed from Margaret G. Randolph to Randolph Family Partners, L.P., a Tennessee limited partnership as recorded on the 12th day of June, 1996 in Deed Book 10084, Page 485 and Warranty Deed from Fred Webb Jackson and wife, Julia Roberta Jackson to William J. Randolph and wife, Margaret G. Randolph as recorded on the 1st day of June, 1965 in Deed Book 3896, Page 611, in the Register's Office of Davidson County, Tennessee.

Tract II:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a beech stump in the most Easterly corner of the Randolph Property; thus 03°00' W, 470.0 feet to a point in the Eastern property line; thus, N 87°00' W, 496.0 feet to a point; thus, N 03°00' E, 348.42 feet to an iron pin; thus, N 65°37' E, 295.0 feet to an iron pin; thus, N 85°00' E, 246.00 feet to the beginning and containing 5.05 acres more or less.

Together with an easement retained in Book 10084, page 485, Register's Office for Davidson County, Tennessee, for pedestrian and vehicular ingress and egress on and over that certain strip of property as more particularly described as follows:

An easement providing access from Lakeview Drive to the above noted tract beginning at an iron pin in the Southern boundary of Lakeview Drive; thus S 42°30' E, 650.0 feet to an iron pin in the Northern boundary of said tract; thus, S 65°37' W, 30.40 feet to a point; thus, N 42°30' W, 646.40 feet to Lakeview Drive; thus, N 56°00' E, 30.0 feet to the beginning and providing a 30.0 foot easement.

Being a portion of the same property conveyed to William J. Randolph and wife, Margaret G. Randolph by Warranty Deed from Fred Webb Jackson and wife, Julia Roberta Jackson, dated May 29, 1965, recorded June 1, 1965, of record in Deed Book 3896, Page 611, Register's Office of Davidson County, Tennessee. The said William J. Randolph having since predeceased, leaving said Margaret G. Randolph vested as sole owner as surviving tenant by the entirety.

This Instrument executed on behalf of Margaret Randolph ("Principal") by Nancy R. Thompson, pursuant to that certain Power of Attorney of record in Instrument Number 20191231-0134889, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: 7517 Lakeview Drive, Nashville, TN 37209.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of December, 2019.

GRANTORS:

Randolph Family Partners, L.P.,
a Tennessee limited partnership.

By: Nancy R. Thompson
Nancy R. Thompson, Authroized Agent

Margaret G. Randolph by Nancy R. Thompson her Attorney-In-Fact
Margaret G. Randolph by Nancy R. Thompson,
her Attorney-In-Fact.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy R. Thompson as the Authorized Agent of Randolph Family Partners, L.P., a Tennessee limited partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of Randolph Family Partners, L.P., as its Authorized Agent.

WITNESS my hand and seal at office this 31st day of December 2019.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Jim Myers
Notary Public
My Commission expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy R. Thompson, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Margaret G. Randolph ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of December 2019.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Jim Myers
Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Randolph Family Partners, L.P., and Margaret G. Randolph
To: Charles Miller and Lana Miller

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Nancy R. Thompson
Affiant

WITNESS my hand and seal at office this 31st day of December 2019.

Jim Myers
Notary Public
My Commission Expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020