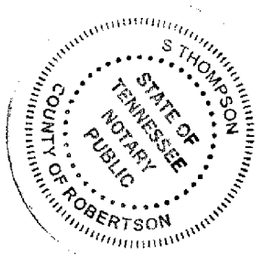
Karen Johnson Davidson County
Batch# 343942 DEEDWARR
01/15/2020 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $880.60
20200115-0005506

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $238,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2020.

Notary Public

My commission expires: 11. 20. 23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Burkart	Mortgage Investors Group	061-14-0-153.00
3715 Hilltop Lane	8320 E. Walker Springs Lane Suite 200	
Nashville, TN 37216	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANNY MILLER AND MICHAEL MILLER, CO-EXECUTORS OF ESTATE OF JAMES EARL MILLER AND DEVISEE UNDER THE WILL OF JAMES EARL MILLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNDER **JAMES BURKART, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 129 on the Plan of E. B. Craig's Subdivision of the Crownover property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lot No. 129 fronts 50 feet on the westerly side of Hilltop Lane, formerly Craig Street and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to James Miller and wife, Lucille S. Miller by Warranty deed from William G. stone and wife, Ruby Stone of record in Book 4531, page 581, Register's Office for Davidson County, Tennessee, dated August 19, 1971 and recorded on August 24, 1971.

Being the same property conveyed to Robert M. Coggin Trustee by Quitclaim Deed from A Tenancy by the entirety in Lucille Fults Miller and husband, James Earl Miller, Lucille Fults Miller of record in Book 6316, page 645, Register's Office for Davidson County, Tennessee, dated June 15, 1984 and recorded on July 21 1984 and within the same deed the said Robert M. Coggin , Trustee conveyed his interest in the subject property to Lucille Fults Miller, et vir, James Earl Miller, as Tenants by the entirety.

James Earl Miller died November 10, 2019 having been predeceased by wife Lucille Miller. He left the property to his sons Danny Miller and Michael Miller in his will probated at Docket No. 19P2121 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being also known as 3715 Hilltop Lanc Nashville, Tennessee 37216

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3715 Hilltop Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of January, 2020.

Danny Miller

Danny Miller, Co-Executor of the Estate of James Earl Miller
and Devisee under the Will of James Earl Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Danny Miller, Co-Executor and Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Executor of Estate of James Earl Miller and Devisee under the Will of James Earl Miller, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Michael Miller, Co-Executor of the Estate of James Earl Miller and Devisee unto the Will of James Earl Miller

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ GREENVILLE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Miller, Co-Executor and Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Executor of Estate of James Earl Miller and Devisee unto the Will of James Earl Miller, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2020.

Nancy L. Chandler
Notary Public

My Commission Expires:

NANCY L CHANDLER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 10-20-2020

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY