PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Prepared By & ~~Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1027TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of January, 2020.

Connie L Timbs
Notary Public
Commission Expiration: 2-8-2023

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 348567 DEEDWARR
01/27/2020 09:05:34 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20200127-0009233

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ronald Curtis Ledbetter 324 Draper Circle Goodlettsville, TN 37072	CMG Mortgage, Inc 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	33-4-068.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Steve Miller, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Curtis Ledbetter, single** 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:

Property known as: 324 Draper Circle, Goodlettsville, TN 37072, County of Davidson

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No 17 on the Plan of Goodlettsville Heights, Section 7, of record in Plat book 4175, page 72, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Ray C. Miller and wife, Sandra B. Miller and Bernice S. Miller by Warranty Deed from Robert C. Thompson and wife, Eileen E. Thompson dated July 10, 1987 and filed of record in Book 7298, page 871, Register's Office for Davidson County, Tennessee. The said Ray C. Miller died on or about October 30, 1994, leaving the said Sandra B. Miller, the surviving tenant by the entirety and sole owner of their interest said land.

Sandra B. Miller, unmarried and Bernice S. Miller, unmarried conveyed subject premises to Sandra B. Miller, Bernice S. Miller, Steve Miller and Cathy Miller, as joint tenants with rights of survivorship, by Quitclaim Deed dated April 13, 2018 and filed of record in Instrument 20180504-0043038, Register's Office for Davidson County, Tennessee

Steve Miller conveyed his interest to Bernice S. Miller by Quitclaim Deed dated February 18, 2019 and filed of record in Instrument 20190220-0015443, Register's Office for Davidson County, Tennessee

The said Bernice S. Miller is incorrectly named in the chain of title and is Bernice L. Miller

Bernice L. Miller, being the same person as Bernice S. Miller

Being the same property conveyed to Steve Miller, married, by Quitclaim Deed from Bernice L. Miller, unmarried, and Cathy Miller nka Cathy M. Meeks, unmarried, dated 01/22/2020, recorded 1-27-2020, filed of record in Instrument # 20200127-0009232, said Register's Office for Davidson County, Tennessee.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependents.

Tax Map and Parcel ID: 33-4-068.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 324 Draper Circle, Goodlettsville, TN 37072

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 hand this 24th day of January, 2020.

Steve Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2020, before me personally appeared **Steve Miller**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of January, 2020.

Notary Public
Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021