WARRANTY DEED

Karen Johnson Davidson County
Batch# 353609 DEEDWARR
02/05/2020 11:50:56 AM 2 pgs
Fees: $13.00 Taxes: $303.40
20200205-0013407

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

J-AR-19-1611B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Assurance Restoration & Roofing, Inc	**New Owner**	
(NAME)	(NAME)	**81-15-347.00**
607 Woodett Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD O. MILLER, TRUSTEE AND MAXINE W. MILLER TRUSTEE OF THE RONALD O. AND MAXINE W. MILLER LIVING TRUST U/A/D AUGUST 10, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASSURANCE RESTORATION & ROOFING, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the west half of Lot No. 11, Underwood Plan, of record in Plat Book 21, Page 117, Register's Office for said County.

Said lot being at a point on the north side of Thompson Street, 100 feet east of the southeast corner of 17th Avenue North and Thompson Street and running thence southwardly and parallel with said Hawthorne Street or 17th Avenue, North, 162 feet, more or less, to a fifty foot alley; thence with the northern margin of said alley 25 feet east, thence northwardly 162 feet, more or less, to the south side of Thompson Street; thence westwardly 25 feet to the place of beginning.

Being the same property conveyed to Ronald O. Miller and Maxine W. Miller, Trustees of the Ronald O. and Maxine W. Miller Living Trust, by Quitclaim Deed from Ronald O. Miller, married and Maxine W. Miller, his wife, recorded August 15, 2017 in Instrument No. 20170815-0083671, Register's Office for Davidson County, Tennessee.

Being the same property divested out of O.T Miller and J.M. Miller and vested in Ronald O. Miller by Final Decree Confirming Sale recorded May 18, 1983 in Book 6058, Page 563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 117, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1611 B Knowles Street, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 31st DAY OF JANUARY, 2020.

Ronald O. and Maxine W. Miller Living Trust

BY: _____
Ronald O. Miller
Trustee

BY: _____
Maxine W. Miller
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD O. MILLER, TRUSTEE of RONALD O. AND MAXINE W. MILLER LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2020.

_____
Notary Public
My Commission Expires: 11-8-21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXINE W. MILLER, TRUSTEE of RONALD O. AND MAXINE W. MILLER LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2020.

_____
Notary Public
My Commission Expires: 11-8-21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212