WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00.

Affiant

Subscribed and sworn to before me on March 6th, 2020.

NOTARY PUBLIC
My Commission Expires:

File #2020-38

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 370651 DEEDWARR
03/11/2020 08:45:12 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20200311-0027133

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dax A. Langford Jeanette Marie Barker 2629 S. Highlands Dr. Nashville, TN 37221	NEW OWNER	142-16-0C-027.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PATRICIA L. MILLER, TRUSTEE OF THE PATRICIA L. MILLER TRUST U/A/D OCTOBER 21, 2010, WITH FULL POWER TO SELL MORTGAGE, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DAX A. LANGFORD AND JEANETTE MARIE BARKER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, as shown on the map entitled the Plan of Devon Highlands, Phase II, of record in Book 7900, page 517, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to PATRICIA L. MILLER, TRUSTEE OF THE PATRICIA L. MILLER TRUST U/A/D OCTOBER 21, 2010, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed from JAMES O. JONES A/K/A JAMES O. JONES, JR. AND JAMES OLIVER JONES, JR. AND WIFE, BARBARA D. JONES, of record in Instrument No. 20170310-0023725, dated March 9, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2629 S. Highlands Drive, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 our hands on February 20, 2020.

Grantor:

Patricia L. Miller Trust U/A/D October 21, 2010

By: _____, Trustee
Patricia L. Miller, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **PATRICIA L. MILLER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2020.

_____
Notary Public

My Commission Expires
My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY