Warranty Deed

Karen Johnson Davidson County
Batch# 376985 **DEEDWARR**
03/25/2020 08:20:28 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20200325-0032147

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2020.

Notary Public

My commission expires: 07/06/2020

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:
Scott Miller	NEW OWNER	08309040700
1419 Woodland Street		
Nashville, TN 37206		

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, **TONYA R. DURANT, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT MILLER, UNMARRIED,** 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. 10 on the Plan of A.V.S. Linsley Subdivision of 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tonya R. Durant, unmarried and Derek B. Schmidt, unmarried by Warranty deed from Jonathan M. Bristol and wife, Maria Y. Bristol of record in Instrument No. 200004070035161 Register's Office for Davidson County, Tennessee, dated March 31, 2000 and recorded on April 7, 2000.

Being the same property conveyed to Tonya R. Durant by Quitclaim deed from Derek B. Schmidt and Tonya R. Durant of record in Instrument No. 20050616-0068937 Register's Office for Davidson County, Tennessee, dated May 19, 2005 and recorded on June 16, 2005.

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 1419 Woodland Street, Nashville, TN 37206, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-SB-SR-20-1410

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 20th day of March, 2020.

Tonya R. Durant

STATE OF FL
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tonya R. Durant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2020.

CASSANDRA SMITH
Commission #GG 106086
My Commission Expires
May 26, 2021

Cassandra Smith
Notary Public

My Commission Expires: 5/26/21

Jonathan M. Fuller, spouse of **Tonya R. Durant**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jonathan M. Fuller

STATE OF FL
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan M. Fuller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2020.

CASSANDRA SMITH
Commission #GG 106086
My Commission Expires
May 26, 2021

Cassandra Smith
Notary Public

My Commission Expires: 5/26/21