Name and Address of New Owner:
Jeffrey S. Miller and Julie E. Miller
P O Box 160071
Nashville, TN 37216

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 387767 DEEDWARR
04/17/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200417-0040671

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 043-13-0-324.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Dean, Trustee of The 317 Idlewild Avenue Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey S. Miller and Julie E. Miller, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 Block "E" on the Plan of Final Plat Crittenden Estates Subdivision of record in Plat Book 974, Page 69, 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 Harold W. Jones and wife, Michelle R. Jones by Warranty deed from Deanna Reyes and husband, Pedro Reyes of record in Instrument No. 20080909-0092211 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 09, 2008.

Being the same property conveyed to Amanda Dean, Trustee of The 317 Idlewild Avenue Trust by Warranty Deed from Harold W. Jones and Michelle R. Jones, husband and wife, of record in Instrument No. 20200210-0014676, Register's Office for Davidson County, Tennessee, signed February 6, 2020 and recorded February 10, 2020.

Being improved property also known as 317 Idlewild Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of April, 2020.

The 317 Idlewild Avenue Trust

By: _____
Amanda Dean, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lamberth of the state and county mentioned, personally appeared Amanda Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The 317 Idlewild Avenue Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 2nd day of April, 2020.

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary's Signature
My commission expires: 03.23.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me this
2nd day of April, 2020.

_____
Notary Public
My commission expires: 03.23.21
File No. 2020-694

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON