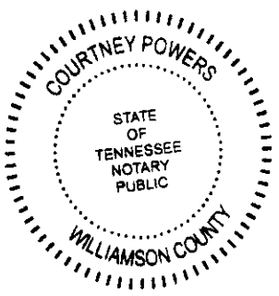
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,355.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of May 2020.

Notary Public

MY COMMISSION EXPIRES: 10/31/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 404192 **DEEDWARR**
05/21/2020 11:44:24 AM 2 pgs
Fees: $13.00 Taxes: $1,362.91

20200521-0052916

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miriam K. Millager	New Owners	10301001400
(NAME)	(NAME)	
412 Westboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, we **David Michael Anderson and Lindsay Morgan Anderson,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Miriam K. Millager and Ryan A. Millager, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9, on the Plan of Section One Westboro Subdivision of record in Book 1424, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Michael Anderson and Lindsay Morgan Anderson by Warranty Deed from Horris D. Tyler, Trustee and Judith E. Tyler, Trustee of The Horris D. and Judith E. Tyler Revocable Living Trust established 06/14/2012, dated 06/08/2015, of record in Instrument 201506100054944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 1424, Page 18, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 1535, Page 423, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved ☒ 412 Westboro Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 19th day of May 2020.

David Michael Anderson

Lindsay Morgan Anderson

State of ~~Tennessee~~ Oregon
County of ~~Williamson~~ Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Michael Anderson and Lindsay Morgan Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May 2020.

Notary Public:
My Commission Expires: 01/01/2022

OFFICIAL STAMP
SOLA MARIA WHITEHEAD
NOTARY PUBLIC-OREGON
COMMISSION NO. 970141
MY COMMISSION EXPIRES JANUARY 01, 2022

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027