RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013313

WARRANTY DEED

Karen Johnson Davidson County
Batch# 433640 DEEDWARR
07/09/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20200709-0074575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2020.

NOTARY PUBLIC

My commission expires: 11-16-2022

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Mason 516 Woodhurst Drive Nashville, TN 37220	Same address as new owner	161-05-0-006.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirteen Thousand and 00/100 Dollars ($413,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **WADE C. MILLER AND WIFE, TRESA U. MILLER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTINA MASON, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hillview Estates Subdivision, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 101.52 feet on the northerly side of Woodhurst Drive and runs back between lines 390 feet on the easterly line and 370 feet on the westerly line to a dead line on which it measures 167.82 feet.

Being the same property conveyed to Wade C. Miller and wife, Tresa U. Miller, by Warranty Deed, from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, dated October 28, 1965, recorded October 29, 1965, of record in Book 3952, Page 328 in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 516 Woodhurst Drive, Nashville, TN 37220, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 3600, page 89; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 8th day of May, 2020.

WADE C. MILLER BY CONLEY GLYN UNDERWOOD, HIS ATTORNEY-IN-FACT

TRESA U. MILLER BY CONLEY GLYN UNDERWOOD, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of May, 2020 before me, appeared Conley Glyn Underwood, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Wade C. Miller and Tresa U. Miller and that said instrument was signed on behalf of the said Wade C. Miller and Tresa U. Miller by himself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022