WARRANTY DEED

Karen Johnson Davidson County
Batch# 463216 DEEDWARR
08/25/2020 11:05:53 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200825-0096064

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

TERESA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 11.23.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Brian Miles	James Brian Miles	01700010600
(NAME)	(NAME)	
2717 Lower Walkers Creek Road	2717 Lower Walkers Creek Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201910

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Randall Wallace, Jr. and Courtney Wallace, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Brian Miles, an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by J. R. Alley, Surveyor, January 13, 1965 as follows, to-wit

Beginning at a point in the center of Lower Walker's Creek Road, said point being the northeast corner of the property conveyed to J V Hift (Book 3836, page 580 RODCT); thence with the center of said Road North 37 degrees 30 minutes East 362.5 feet to the southeast corner of the property conveyed to E.F. Aydelotte (Book 3862, page 667 RODCT); thence with Aydelotte's southern boundary line North 65 degrees 58 minutes West 306.5 feet to a post and South 74 degrees 15 minutes West 453 feet to a point in the easterly line of property conveyed to John Addison Parrish (Book 3898, page 42 RODCT); thence with said Parrish's line South 5 degrees 35 minutes West 191 feet to a post, Hitt's northwest corner; thence with Hitt's northern boundary line South 78 degrees 32 minutes east 510 to the point of beginning.

BEING the same property conveyed to Randall Wallace, Jr. and Courtney Wallace by Warranty Deed from Bryan E. Carter and Jaclyn Carter dated July 25, 2014 and filed of record in Instrument No. 20140729-0067118, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2717 Lower Walkers Creek Road, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of August, 2020

Randall Wallace, Jr.

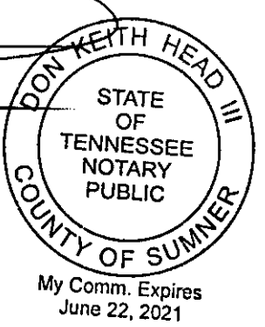
Courtney Wallace

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randall Wallace, Jr. and Courtney Wallace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of August, 2020.

Notary Public
My Commission Expires:



My Comm. Expires
June 22, 2021