This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8549-AP

Karen Johnson Davidson County
Batch# 468573 DEEDWARR
09/02/2020 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,323.23
20200902-0099977

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $627,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2020.

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy L. Warner and Susan E. Warner 7201 Natchez Pointe Drive Nashville, TN 37221	CMG Mortgage, Inc 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	155-10-0B-023.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tami Jo Miller, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy L. Warner and Susan E. Warner, husband and wife**, 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. 23 on the Plan of Final Plat of Natchez Pointe of record in Instrument No. 20080402-0033047, 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 Tami Jo Miller by Quitclaim Deed from Andrew Woodfin Miller, Jr., dated June 15, 2020, recorded August 28, 2020, of record in Instrument No. 20200828-0097791, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Andrew Miller and Tami Jo Miller, husband and wife, by deed from Dawn E. Cummings, a single woman, of record in Instrument No. 20191011-0104222, Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019. (Value or consideration shown in aforementioned deed $615,000.00.)

This is improved property located at: **7201 Natchez Pointe Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August 2020.

GRANTOR:

Tami Jo Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tami Jo Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

