(1) Mail → Bridgehouse

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $989,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

CHERYL BUCKINGHAM-MIMMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 492942 DEEDWARR
10/09/2020 11:27:33 AM 2 pgs
Fees: $13.00 Taxes: $3,659.30

20201009-0117648

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-081891

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Perry and Laura Dickens Perry	Jonathan Perry and Laura Dickens Perry	
(NAME) 409 Wilson Pike	(NAME) 409 Wilson Pike	118-11-0-059.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($989,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRADFORD KENT MILLER AND WIFE, JODI K. MILLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN PERRY AND LAURA DICKENS PERRY, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 6 Block D, on the Plan of SIte Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, Page 36, 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 Bradford Kent Miller and wife, Jodi K. Miller by Warranty deed from Harris J. Pearce and wife, Mary Pearce of record in Instrument No. 20040324-0033289 Register's Office for Davidson County, Tennessee, dated March 19, 2004 and recorded on March 24, 2004 and Re-Recorded Deed dated December 02, 2004, in Instrument No. 20041202-0143958.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2822 Bransford Avenue, Nashville, TN 37204
(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 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. 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.

Witness my/our hand(s) this the 6th day of October, 2020

Bradford Kent Miller

Bradford Kent Miller

Jodi K. Miller

Jodi K. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 6th day of October, 2020, before me personally appeared Bradford Kent Miller and wife, Jodi K. Miller, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON