Karen Johnson Davidson County
Batch# 506405 DEEDWARR
11/02/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20201102-0127472

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $755,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 02 19 2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2025LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
The Focus Group of Tennessee, a Tennessee limited liability company	The Focus Group of Tennessee, LLC	116 16 0 103.00
2002 RICHARD JONES RD, SUITE C304	2002 Richard Jones Road, Ste C304,	
Nashville, TN 37215	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANKLIN SCOTT MILLER, SUCCESSOR TRUSTEE OF THE PAUL THOMAS MILLER LIVING TRUST UAD FEBRUARY 2, 2019

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THE FOCUS GROUP OF TENNESSEE, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4001 Sneed Road, Nashville, TN 37215

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), their heirs and/or 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), their heirs and/or 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 its hand on the 27th day of October, 2020.

Paul Thomas Miller Living Trust,
dated February 2, 2019

Franklin Scott Miller, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Franklin Scott Millier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of FRANKLIN SCOTT MILLER, SUCCESSOR TRUSTEE OF THE PAUL THOMAS MILLER LIVING TRUST UAD FEBRUARY 2, 2019, the within named barganor, a trust, and that Franklin Scott Millier, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October, 2020.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

EXHIBIT A - LEGAL DESCRIPTION

Lot 25, Part 1 - Wallace Subdivision, as shown on plat of record in Plat Book 1424, Page 16, in the Register's Office, Davidson County, Tennessee, and being more particularly described as:

Beginning on the Westerly margin of Sneed Avenue, at the corner of Lots Nos. 24 and 25; thence with the Westerly margin of said Avenue, Northwardly 109.9 feet to the beginning of a curve; thence around said curve in a Northwesterly direction 31.5 feet to the Southwesterly margin of Sneed Terrace; thence with the Southerly margin of said Sneed Terrace, Westwardly 189.9 feet to the Northwest corner of Lot No. 25; thence with the West line of said lot; Southwardly 130 feet to the corner of Lots Nos. 24 and 25; thence with the line between said Eastwardly 210 feet to the Westerly margin of Sneed Avenue, the point of beginning.

Being the same property conveyed to Paul Thomas Miller, Trustee of the Paul Thomas Miller Living Trust established by the Revocable Trust Agreement of Paul Thomas Miller dated February 02, 2019, by Quit Claim Deed from Paul Thomas Miller, of record in Instrument No. 20190211-0012694, in the Register's Office of Davidson County, Tennessee, dated February 02, 2019 and recorded on February 11, 2019.

Being the same property conveyed to Paul Thomas Miller and wife, Gail Andrews Miller, by Quit Claim Deed from Paul Thomas Miller, of record in Instrument No. 20020906-0108218, in the Register's Office of Davidson County, Tennessee, dated March 13, 2002 and recorded on September 06, 2002. The said Gail Andrews Miller died November 21, 2018.

Being the same property conveyed to James P. Guenther, Trustee, and further conveyed to Paul Thomas Miller, by Quit Claim Deed from Paul Thomas Miller and Linda M. Miller, of record in Book 5169, Page 602, in the Register's Office of Davidson County, Tennessee, dated July 11, 1977 and recorded on July 11, 1977.

Being the same property conveyed to Paul Thomas Miller and wife, Linda M. Miller, by Installment Deed from Thelma S. Booth, a widow, of record in Book 4912, Page 986, in the Register's Office of Davidson County, Tennessee, dated May 14, 1975 and recorded on May 15, 1975.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part 1 - Wallace Subdivision, as recorded in Plat Book 1424, Page(s) 16.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546 and Book 1334, Page 221.

5. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 3924, Page 412.

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022