THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 506466 **DEEDWARR**
11/02/2020 09:49:27 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20201102-0127640

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **160,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2020

Notary Public

MY COMMISSION EXPIRES: MAR 6, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest E. Miller	LoanDepot.com, LLC	MAP 075-10-0
200 Tyler Drive	4800 N. Scottsdale Road 3800	PARCEL 076.00
Hermitage, TN 37076	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ernest J. Miller, Trustee of The Miller Family Trust, dated March 3, 2003**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ernest E. Miller and wife, Susan M. Miller 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. 126 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, bounded as follows:

Beginning on the Southerly side of Tyler Drive at the corner of Lots No. 126 and 127; thence with said Drive Northwesterly 64 feet to a monument; thence Westerly around a curve 62.8 feet to a monument in the Southeasterly margin of Luree Lane; thence with said lane Southerly 132 feet; thence leaving said Lane in an Easterly direction 110 feet to the common rear corner of lots Nos. 126 and 127 thence Northerly Easterly with the line of said lots 123 feet to the beginning.

Being the same property conveyed to Ernest J. Miller and wife, Vesta Fay Miller by Warranty deed from Carl J. Moore and wife, Roberta V. Moore of record in Book 5271, page 343, Register's Office for Davidson County, Tennessee, dated April 06, 1978 and recorded on April 10, 1978.

Being the same property conveyed to The Miller Family Revocable Trust, dated Mar 3, 2003, Ernest J. Miller and Vesta F. Miller, Trustors and/or Trustees by Warranty deed from Ernest J. Miller and wife, Vesta Fay Miller of record in Instrument No. 20030325-0039407 Register's Office for Davidson County, Tennessee, dated March 03, 2003 and recorded on March 25, 2003.

The said Vesta Fay Miller having since died on January 11, 2020 leaving Ernest J. Miller as the surviving spouse and as surviving Trustee of the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **200 Tyler Drive, Hermitage, TN 37076.**

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 hand this the 29th day of October, 2020.

The Miller Family Trust, dated March 3, 2003

BY: Ernest J. Miller Trustee
Ernest J. Miller, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ernest J. Miller** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Miller Family Trust dated March 3, 2003** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ernest J. Miller** as such **Trustee**.

Witness my hand and official seal this the 29th day of October, 2020.

My Commission expires March 7, 2023 Virginia Monroe
Notary Public

VIRGINIA MONROE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY