Return to:
Real, Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE#: ~~W-TVO-21-1305~~

Karen Johnson Davidson County
Batch# 758584 **DEEDWARR**
11/19/2021 02:57:21 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20211119-0154364

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7780

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2021

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Dudley 1305 Sunnymeade Drive Nashville, TN 37216	Farmington Mortgage , NEW OWNER	061-16-0-302.00

WARRANTY DEED

FOR AND IN 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,

Grayson Miller, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Dudley, 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:

Tract Number 1:

Land in Davidson County, Tennessee, being Lot No. 53 of Block "D" on the Plan of Subdivision of Sunnymeade Unit No. 2 as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Tract Number 2:

Land in Davidson County, Tennessee, being Lot No. 54 of Block "D" on the Plan of Subdivision of Sunnymeade Unit No. 2 as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Grayson Miller, their heirs and Assigns by Warranty deed from Jon Paul Johnson of record in Instrument No. 201509210095346 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 21, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1305 Sunnymeade Drive, Nashville, TN 37216

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 so 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.

Dated this the 15th day of November, 2021.

Grayson Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Grayson Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2021.

Notary Public
My Commission Expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024