THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 774115 DEEDWARR
12/15/2021 11:14:56 AM 2 pgs
Fees: $13.00 Taxes: $1,392.09

20211215-0165611

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Montgomery S. Miller and Erin Preston Lang Miller 2008 Bakers Grove Lane Nashville, TN 37076	New Owner	137-00-0-054

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lathrop Real Estate Holdings III, LLC, a Florida Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Montgomery S. Miller and Erin Preston Lang Miller, husband and wife,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being a part of John C. Warpool's Subdivision of a 1.2 Acre Tract in said District and more particularly described according to a survey made by Cantrell, Connell & Morrison Engineers, on September 16, 1958. as follows.

Beginning at an iron pin in the southerly margin of Granny Wright Lane said pin being the northwest corner of C. Boner; thence with Boner's westerly line South 15 degrees West 160.9 feet to an iron pin; thence North 70 degrees West 184.9 feet to an iron pin; thence North 20 degrees East 160 feet to an iron pin in the southerly margin of Granny Wright Lane; thence with the margin of said Lane South 70 degrees East 170 feet to the point of beginning, containing 0.65 acres, more or less.

Being the same property conveyed to Lathrop Real Estate Holdings III, LLC, a Florida Limited Liability Company, by Warranty Deed from Middle TN Investments, LLC, a Tennessee Limited Liability Company, of record on February 5, 2021, at Instrument No. 20210205-0017218, Davidson County Register of Deeds.

This is property commonly known as 2008 Bakers Grove Lane, Nashville, TN 37076
Note that a street address is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 13 **day of December, 2021:**

Lathrop Real Estate Holdings III, LLC, a Florida Limited Liability Company

By: **Spencer C. Lathrop, Managing Member**

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Spencer C. Lathrop**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Managing Member** of **Lathrop Real Estate Holdings III, LLC, a Florida Limited Liability Company** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Lathrop Real Estate Holdings III, LLC, a Florida Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 13 day of December, 2021:

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$376,240.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OF December, 2021.

Notary Public

My Commission Expires: _____