PREPARED BY (AND RETURN TO):

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W & I Ref: (GJ) Title No: 44377

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/14/03 11:24 2pgs
Fees:13.00 Taxes:780.70
20030714-0097919

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| ReloAction, a Relocation Company<br>Same | SAME<br>304 Overridge Cove<br>Hermitage TN 37076 |

**TAX MAP-PARCEL NUMBERS:** 86-4-B-50

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of $211,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeff A. Miller and spouse, Donna L. Miller, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **ReloAction, a relocation company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Sunset Oaks First Revision Section Two of record in Book 7900, page 942, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Jeff A. Miller and wife, Donna L. Miller by deed from Frank Batson Homes, Inc., of record in Book 9996, page 518, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 942, said Register's Office, which Plan shows a 20 foot minimum building setback line from Overridge Cove, together with additional setback designations, and 15 foot easement for public utility and drainage purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 9082, page 567, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 304 Overridge Cove, Hermitage, Tennessee 37076-4419**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of May, 2003

Jeff A. Miller

Donna L. Miller

**State of** Tennessee
**County of** Davidson

On this 28 day of May, 2003, before me the undersigned authority, personally appeared **Jeff A. Miller and Donna L. Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

THOMAS M. PRIMM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THOMAS M. PRIMM
Notary At Large
Commission Expires September 24, 2005

My Commission Expires:

Notary

THOMAS M. PRIMM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**State of** Tennessee
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $211,000.00.

Affiant

Sworn and subscribed before me this 27th day of June, 2003

Notary Public

My Commission Expires:

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007