WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/05 14:50 2 pg
Fees:13.00 Taxes:494.32

20050317-0029655

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,600.00

R. Rowland
Affiant

Subscribed and sworn to before me, this 15th day of March, 2005

MY COMMISSION EXPIRES:
September 22, 2007
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Rowland	SAME	086-070
(NAME)	(NAME)	(MAP)
1221 Jacksons Hill Road		082.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Gary J. Miller and wife, Debra Myatt Miller, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ryan Rowland, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 111, on the Plan of Phase II, Jackson's Retreat, of record in Plat Book 5200, page 673, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gary J. Miller and wife, Elizabeth A. Miller, by deed from Randall Phillips Builders, Inc., of record in Book 6405, page 870, and further conveyed to Gary J. Miller by Quitclaim Deed from Elizabeth A. Miller, of record in Book 7278, page 706, and further conveyed to Gary J. Miller and wife, Debra Myatt Miller, by Quitclaim Deed from Gary J. Miller, of record in Instrument no. 20041220-0151269, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1221 Jacksons Hill Road, Hermitage, Tennessee 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 my/our hand(s) this 15th day of March, 2005.

Gary J. Miller

Debra Myatt Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gary J. Miller and wife, Debra Myatt Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of March, 2005.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN