Davidson County DEEDWARR
Recvd: 04/12/05 14:04 2 pgs
Fees:13.00 Taxes:647.13

20050412-0040451

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN02255

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$174,900.00

Sheila Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 08th day of April, 2005

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
Pamela B. Mathene
My Commission Ex:
October 20, 200
STATE OF TEN

MY COMMISSION EXPIRES: 10/20/08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Miller **5041 West Oak Highland Drive** **Antioch, TN 37013**	**New Owner**	**173-04-0-A-112.00 CO**

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, WE,

Adrienne Brandon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila Miller, unmarried

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. 112 on the Plan of Oak Highlands, Phase I, a Planned Unit Development, as of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adrienne Brandon, unmarried, by Warranty Deed from Yazdian Construction Company, Inc., dated 9-11-00 and recorded 9-13-00 in Instrument No. 20000913-0090814, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7350, page 24, as re-recorded in Book 7367, page 587, and amended in Book 8765, pages 77 & 90, in the Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Instrument No. 20001002-0097139, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **5041 West Oak Highland Drive, Antioch, TN 37013**
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 our hands this 08th day of April, 2005.

Adrienne Brandon

Adrienne Brandon

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 08th day of April, 2005.

Commission Expires: _____

Pamela B. Matheney
Notary Public

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

PAMELA B. MATHENEY STATE OF TENNSEESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this 08th day of April, 2005.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this 08th day of April, 2005.

My commission expires:_____ _____
Notary Public