Davidson County DEEDWARR
Recvd: 04/03/06 15:19 2 pgs
Fees:13.00 Taxes:1239.50

20060403-0037782

WARRANTY DEED

G-KW-06-1410

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DNA Miracle Properties, LLC	Same As Owner	
224 Bramerton Court (ADDRESS)	(NAME) (ADDRESS)	105-09 88.00
Franklin, TN 37069 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK S. MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DNA MIRACLE PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21 ON THE MAP OF D.B. BLAKEMORE'S SUBDIVISION OF LAWRENCE LAWN, AS OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 21 FRONTS 50 FEET ON THE NORTH SIDE OF LAWRENCE AVENUE (NOW KNOWN AS CALDWELL AVENUE) AND RUNS BACK BETWEEN LINES 175 FEET ON THE EAST LINE AND 170.5 FEET ON THE WEST LINE ALONG THE EAST LINE OF AN ALLEY TO ANOTHER ALLEY IN THE REAR, ON WHICH IT MEASURES 58.7 FEET, MORE OR LESS, AND EXCLUDING A SMALL TRIANGULAR CORNER CUT OUT OF THE NORTHWEST CORNER OF SAID LOT FOR THE INTERSECTION OF TWO ALLEYS.

Pamela Miller joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO MARK S. MILLER, UNMARRIED BY WARRANTY DEED FROM BEVERLY BOYD TRUETT AND SHARON BOYD JONES AND KAREN PATRICE SCOTT, HEIRS AT LAW OF THE ESTATE OF DORIS A. STEPHENSON, RECORDED ON THE 5TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021105-0135680, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 161, Page 165, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1410 Caldwell Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of March, 2006.

Mark S. Miller

Pamela Miller

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903