RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/06 12:33 2 pgs
Fees:13.00 Taxes:510.05
20060621-0074137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,850.00

Brenda Jane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS .

Notary Public

MY COMMISSION EXPIRES: 2-12-07
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Lea	AmSouth Bank	
(NAME)	(NAME)	
3405 Anderson Rd. #226	2050 Parkway Office Circle	Map 136-15-OA
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	Parcel 082-00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, **MEGAN MILLER**, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KAREN A. LEA**, UNMARRIED, hereinafter called the Grantee, her 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 Unit No. 82 on the Plan of First Revision to Phase Two, Final Play Watercrest Townhomes, of record in Plat Book 11190, Page 811, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Megan Miller, by Warranty Deed, from Paul M. Farmer and spouse, Nikki S. Farmer, date September 18,2003, of record in Instrument No. 20030925-0141954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3405 Anderson Rd. #226, 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 20th June, 2006.

Megan Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 20 day of June, 2006.

Commission expires:

Notary Public

LISA C. CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD