THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25535-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me this 29th day of June, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Andrew H. Miller 4400 Belmont Park Terrace #115 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131.03-0A Parcel No. 115.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Stewart**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew H. Miller, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4400 Belmont Park Terrace #115, Nashville, TN 37215

Mary Madeline Stewart joins in this conveyance to convey any and all marital interest she may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2006.

Ian Stewart

Mary Madeline Stewart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ian Stewart**, and Mary Madeline Stewart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/05/06 13:56 2 pgs
Fees:13.00 Taxes:1045.25

20060705-0080255

EXHIBIT "A"

Land in Davidson County, Tennessee, being Bldg. Site No. 115 on the Plan of Section One Arden Place, as of record in Plat Book 4675, page 29, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ian Stewart by Deed dated October 19, 2004 from Alejandro Amezcua and Sheila D. Downs of record in Instrument No. 20041021-0126793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Arden Place Homeowner's Association, Inc. of record in Book 4827, page 394, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Arden Place Homeowner's Association, Inc. of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4675, page 29, Register's Office for Davidson County, Tennessee.
6. Declaration of Boundary Line of record in Book 8813, page 398, Register's Office for Davidson County, Tennessee.