WARRANTY DEED

STEVE HALL
REGISTER OF DEEDS
KNOX COUNTY

CASSY R. SUTTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Michelle Medlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Cassy R Sutton
Notary Public

MY COMMISSION EXPIRES: 5/5/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 412 N. Cedar Bluff Road, Knoxville, TN 37923

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Miller	Homecomings Financial Network, Inc.	108-04-186.00
(NAME)	(NAME)	
1044 Fitzpatrick Road	2101 Rexford Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Charlotte, NC 28211	
(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, we, **Matt Miller, joined by his wife, Tarah Miller**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David C. Miller, an unmarried person**, 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. 354, on the Plan of Larchwood, Section Seven , of record in Book 6900, Page 274, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Matt Miller by Warranty Deed dated April 11, 2003 from William Todd Sweat and wife, Kelly Griffin Sweat of record by Instrument No. 200305020058824 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

The Plan of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee

Restrictive convenants contained in an instrument of record in Book 7216, Page 574 Register's Office for Davidson County, Tennessee

Any and all visible easements lying on or across the property

Rights or claims of parties in possession not shown by the public records

Encroachments. Overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

COUNTERSIGNED
MAY 30 2006
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR
BY

unimproved ☐

This is improved ☒ property, known as **1044 Fitzpatrick Road, Nashville, TN 37214**

(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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 07/06/06 11:10 2 pgs
Fees:12.00 Taxes:0.00
20060706-0080826

[redacted]
Instr:200605300099932 Page: 1 OF 2
REC'D FOR REC 05/30/2006 12:05:26PM
RECORD FEE: $13.00
M. TAX: $0.00 T. TAX: $647.50

Witness my hand this 27th day of April, 2006.

Matt Miller

Tarah Miller

STATE OF TENNESSEE

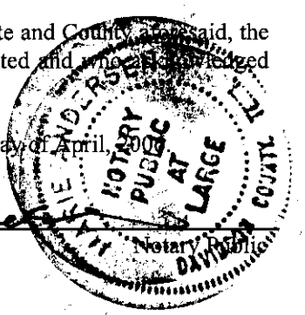
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **Matt Miller and Tarah Miller**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, Tennessee this 27th day of April, 2006.

Commission expires: My Commission Expires MAR. 31, 2007

Notary Public



[redacted]
Instr:200605300099932
PAGE: 2 OF 2