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Davidson County DEEDWARR
Recvd: 07/25/06 09:57 2 pgs
Fees:13.00 Taxes:554.63

20060725-0089272

REALTY TITLE Box 481

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**206 B Cool Springs Blvd., Suite 206**
**Franklin, TN 37067**

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $149,900.00**

Amanda M. Baier-Miles
**Affiant**

**Subscribed and sworn to before me, this 21st day of July, 2006.**

Deborah K. Devine
**Notary Public**
**My commission expires:**

**07-0602-82588**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| M. Steven Miles, Jr. | WACHOVIA | 019-06-0355.00 |
| 5410 Michigan Ave. | 1410 Commonwealth Drive | |
| Nashville TN 37209 | Wilmington, NC 28403 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Double A Development, LLC,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **M. Steven Miles, Jr. and wife, Amanda M. Baier-Miles,** hereinafter called the Grantees, their successors 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. 1321, on the Plan of Revision to Lots 1317, 1319, 1321, and 1323, Map of Plan No. 1, West Nashville, of record in Instrument No. 20051011-0122361, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Double A Development, LLC, a Tennessee limited liability company, by Warranty Deed from Paulette S. Miller, dated 7-19-05, recorded 7-26-05, of record in Instrument No. 20050726-0086951, Register's Office for Davidson County, Tennessee.
Also see Warranty Deed of Correction between Double A Development, LLC and Spencer Ward, of record in Instrument No. 20060721-0088118, Register's Office for Davidson County, Tennessee, and re-recorded in Instrument No. 20060725-0089271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

**This property is improved property known as 5410 Michigan Ave., Nashville, TN 37209.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of July, 2006.

Double A Development, LLC

7/21/06

By: Adam Leibowitz, CO-CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On July 21, 2006, before me, the undersigned, a notary public in and for said county and state, personally appeared Adam Leibowitz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Chief Manager of Double A Development, LLC, a Tennessee limited liability company and authorized by Double A Development, LLC, a Tennessee limited liability company, to execute this instrument on behalf of Double A Development, LLC, a Tennessee limited liability company.

Witness my hand and official seal in Franklin, Tennessee, this 21st day of July, 2006.

Notary Public

My Commission expires:

11/22/08

