WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: March 24, 2009

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Miller	SunTrust Mortgage Inc.	
(NAME)	(NAME)	
3368 Hillsboro Pike	201 Fourth Avenue North	117-7-H-003
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061690

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Mark R. Robertson and wife, Katherine Robertson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin J. Miller**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 3368 on the plan of Roderick Square, of record in Book 6250, page 928, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by a Master Deed and By-Laws of record in Book 6867, page 385, Register's Office for said County.

BEING all of the same property conveyed to Mark R. Robertson and wife, Katherine Robertson by Warranty Deed from E. Russel Baker II and wife, Vicki S. Baker dated January 28, 2005 and filed of record in Book 20050204-0013592, Register's Office for Davidson County, Tennessee.

Property commonly known as 3368 Hillsboro Road, Nashville, TN 37215.

Davidson County DEEDWARR
Recvd: 08/03/06 11:06 2 pgs
Fees:13.00 Taxes:921.30
20060803-0094628

unimproved ☐

This is improved ☒ property, known as 3368 Hillsboro Pike, Nashville, TN 37215

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used 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.

Witness our hands this 1st day of August, 2006.

Mark R. Robertson

Katherine Robertson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mark R. Robertson and wife, Katherine Robertson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mark R. Robertson and wife, Katherine Robertson executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2006.

Commission expires: March 24, 2009

Melissa D. Rogers

Notary Public

