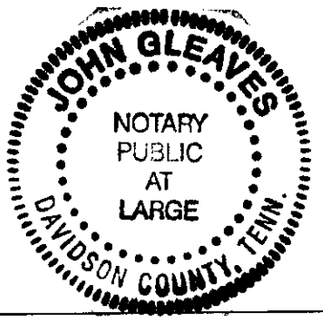
WARRANTY DEED



STATE OF TENNESESE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: . 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Henderson and Donald E. Milner	ROBERT R. HENDERSON DONALD E. MILNER	116-16-120.00
(NAME) 2143 Wallace Lane	(NAME) 140 VIA BONITA	
(ADDRESS) Nashville, TN 37215	(ADDRESS) ALAMO CA. 94507-1838	
(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, Darren Cioffi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert R. Henderson, unmarried and Donald E. Milner, unmarried as joint tenants with right of survivorship, 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 Nos. 45, 46, and 47 on the Map of Wallace's Subdivision, of record in Plat Book 1424, page 16, and 1835, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by the Grantee, and such limitations and restrictions and easements as may affect the premises.

Being the same property conveyed to Darren Cioffi by deed from Donald J. Sumner, Sr. Successor Trustee of the Edith W. Sumner Revocable Living Trust, of record as Instrument No. 20040304-0024569, dated March 1, 2004, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2143 Wallace Lane, 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 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.

Witness my hand this 31st day of August, 2006.

Darren Cioffi

Davidson County DEEDWARR
Recvd: 09/01/06 15:43 2 pgs
Fees:13.00 Taxes:4995.00

20060901-0108686

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Office, this 31st day of August 2006.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

My Commission Expires: