WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/06 13:36 2 pgs
Fees:13.00 Taxes:1128.50

20061016-0128179 300

BOX 10-A

NOTARY PUBLIC AT LARGE
Amy Adams Cowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Duncan	Countrywide Home Loans	Map 160-16-B
(NAME)	(NAME)	
6140 Brentwood Chase Drive	801 Crescent Centre Drive	Parcel 20
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(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, **RALPH MILES AND WIFE, STEFANIE MILES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY M. DUNCAN, UNMARRIED,** 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. 20 on the Plan of Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ralph Miles, Unmarried, by deed dated April 19, 2002 from Newmark Homes, L.P., of record in Instrument #20020501-0053424, said Register's Office. Ralph Miles has since married. Stefanie Miles joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 936-940, said Register's Office; (c) easements of record in Book 8371, page 320, Book 7902, page 389 and Book 1115, pages 281 and 286, said Register's Office; and (d) restrictive covenants of record in Book 11388, page 52, Instrument #20000531-0053797, Instrument #20000831-0086366, Instrument #20020228-0025471, Instrument #20020404-0041129, Instrument #20020515-0059485 and Instrument #20020812-0096953, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6140 Brentwood Chase Drive, Brentwood, Tennessee 37027

(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 16th day of October, 2006.

Ralph Miles

Stefanie Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Miles and Stefanie Miles, the bargainor, 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 and official seal at Nashville, Tennessee this 16th day of October, 2006.

Commission expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Notary Public