WARRANTY DEED

ET-06-0532

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 05/24/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Munjeet Meena Mann-Rodgers	Same as (NAME)	
1947 Waterford Drive	1947 Waterford Dr (ADDRESS)	53-6A-15.00 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARCUM G. MILLER AND WIFE, MOLLY M. MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MUNJEET MEENA MANN-RODGERS AND HUSBAND, CHRISTOPHER RODGERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING ALL OF LOT NO. 15, ON THE PLAN OF PHASE 3, WATERFORD SUBDIVISION, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 7900, PAGE 707, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MARCUM G. MILLER AND WIFE, MOLLY M. MILLER BY WARRANTY DEED FROM PHILLIP L. NIXON AND WIFE, KAREN S. NIXON, RECORDED ON THE 28TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001128-0116516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, WATERFORD, as recorded in Plat Book 7900, Page(s) 707.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462 and Book 9309, Page 847.

Subject to any and all existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 1947 Waterford Drive, Old Hickory, Tennessee 37138
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 15th day of September, 2006.

Marcum G. Miller

Molly M. Miller

Davidson County DEEDWARR
Recvd: 10/18/06 10:12 2 pg
Fees:13.00 Taxes:553.15

20061018-0129199

STATE OF Tennessee

COUNTY OF Davidson

On this the 15th day of September, 2006, before me personally appeared Marcum G. Miller and wife, Molly M. Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of September, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520