WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/06 11:05 2 pgs
Fees:13.00 Taxes:1221.00
20061211-0152502

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2006.

Notary Public

My commission expires: June 19, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew W. Miller **Andrea J. Miller**	Matthew Miller	**Map 172-10-0-B, Parcel 047CO**
6265 Palomar Court	20 Community Blk 501 S. Campbell St	
Nashville, TN 37211	Columbia TN 38401	

FOR AND IN 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,

Forrest G. Gardner and Allison S. Gardner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew W. Miller and Andrea J. Miller, husband and wife

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. 47, on the Plan of Christiansted Valley, a Planned Unit Development, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Forrest G. Gardner and wife, Allison S. Gardner, by Deed from Pete Harris d/b/a Harris Homes, of record in Instrument No. 20011130-0131635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Christiansted Valley Homeowners' Association, Inc., of record in Instrument No. 199912210305559 and amended in Instrument No. 200007280074515, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed in behalf of Allison S. Gardner, pursuant to a Power of Attorney executed by same on the 21st day of November, 2006, of record in Instrument No. 20061211-0152501, Register's Office for Davidson County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **6265 Palomar Court, Nashville, TN 37211**

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/our hand(s) this **30th** day of **November, 2006.**

Forrest G. Gardner

Allison S. Gardner
Allison S. Gardner

By: _____, ATTY-IN-FACT
Forrest G. Gardner, Attorney-in-Fact

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 **Forrest G. Gardner,** 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 **30th** day of **November, 2006.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Forrest G. Gardner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Allison S. Gardner,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Allison S. Gardner** for the purpose therein contained, by signing the name of **Allison S. Gardner** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2006.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09