This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060921

Davidson County DEEDWARR
Recvd: 12/14/06 13:36 2 pg:
Fees:13.00 Taxes:518.00
20061214-0154343

Send Tax Bills To:
Same as New Owner

New Owner is:
Brian E. Miller
312 Delvin Drive
Nashville, TN 37211

MAP: 162-01-0
PARCEL: 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gary Hartsfield and wife, Joyce Hartsfield**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian E. Miller, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 31 on the Plan of the Addition to Southwood, of record in Book 2900, Page 65, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary Hartsfield et us, Joyce Hartsfield by Warranty Deed from Joe R. Haas et ux, Janet K. Haas dated August 8, 1983, recorded August 9, 1983, in Book 6112, page 741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of December, 2006.

GRANTOR:

Gary Hartsfield

Joyce Hartsfield

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gary Hartsfield and Joyce Hartsfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of December, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

SWORN TO and subscribed before me this 13th day of December 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY