File #2007083

Davidson County DEEDWARR
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Fees:13.00 Taxes:1011.95

20070227-0024166

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$273,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan W. Miller	SunTrust Mortgage, Inc.	MAP 093061D
(NAME) 309 Church St. #504	(NAME) P.O. Box 57028	PARCEL 504CO
(ADDRESS) Nashville, TN 37201	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **William R. Huffman and wife, Janet B. Huffman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan W. Miller and wife, Stephanie Miller ,** 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 Unit 504 and two parking spaces, together with the appurtenant interest in the common elements of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William R. Huffman and wife, Janet B. Huffman by deed dated August 18, 2005 from The Exchange Lofts, LLC, of record in Instrument No. 20050826-0102171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Banner Block Condominiums of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, and further amended in Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as an Exhibit to the Master Deed of Banner Block Condominiums of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, and further amended in Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Capital Mall Redevelopment Project of record in Book 9208, page 613, as amended in Instrument No. 20020626-0076795, and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee; Charter of Banner Block Condominium Association Inc. of record in Instrument No. 20041001-0118481and 20050607-0064900, as amended in Instrument No. 20050511-0053156, Register's Office for Davidson County, Tennessee..

Unimproved ()
This is improved (X) property, known as **309 Church St. #504, Nashville, TN 37201**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 22nd day of February, 2007.

William R. Huffman by Janet B Huffman his Attorney in fact

William R. Huffman

By Janet B. Huffman, his

Attorney-in-Fact

Janet B. Huffman

Janet B. Huffman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 22nd day of February, 2007 before me personally appeared Janet B. Huffman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that she is the attorney -in-fact of William R. Huffman and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson, Tennessee.

20070227-0024165

WITNESS my hand and official seal this 22nd day of February, 2007.

NOTARY PUBLIC

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 10, 2009

My Commission Expires:

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027