WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-30-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/23/07 15:49 2 pgs
Fees:13.00 Taxes:503.20

20070423-0048233

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robin S. Anderson	Countrywide Home Loans	12009005700
(NAME)	(NAME)	
604 Glenpark Court	801 Crescent Centre Drive, Suite 510	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	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, Larry D. Miley and wife, Rebecca L. Miley HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin S. Anderson, 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. 5A26 on the plan of Glengarry Park, Section Five-A, of record in Book 3300, page 58, Register's Office for said County.
Said Lot No. 5A26 fronts 99.0 feet on the broker southeasterly margin of Glenpark Court and extends back 202.0 feet on the northeasterly line and 173.6 feet on the southwesterly line to a dead line in the rear, measuring 92.0 feet thereon.

Being the same property conveyed to Larry D. Miley, by deed of record in Book 9389, Page 189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Rebecca L. Miley joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Larry D. Miley by Rebecca L. Miley as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~Y~~ _____, in the Register's Office for Davidson County, Tennessee.

~~Y~~ 20070423-0048232

unimproved ☐

This is improved ☒ property, known as 604 Glenpark Court, Nashville, TN 37217

(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 18th day of April, 2007.

Larry D. Miley by Rebecca L. Miley, his attorney in fact

Rebecca L. Miley

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 Rebecca L. Miley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 18th day of April, 2007, before me personally appeared Rebecca L. Miley, the person who executed the foregoing instrument on behalf of Larry D. Miley and who acknowledged that she executed the same as the free act and deed of the said Larry D. Miley, through Power of Attorney granted she by the said Larry D. Miley.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2007.

Commission expires:

Notary Public

LaTreca McAdoo
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

APR. 18. 2007 10:20AM ADVANTAGE TITLE 615-777-2015 NO. 3332 P. 3