Return to: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File # 700414

File Box 30

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26764-06-2007** **Record & Return To:** **Southeast Title** **214 Centerview Drive, #101** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me this 10th day of July, 2007. Jennifer Marie Crowell Notary Public My Commission Expires: JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY Jennifer Marie Crowell *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires April 19, 2010

WARRANTY DEED

Address New Owner: Mark Miller 100 39th Avenue North Nashville, TN 37209	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 104050021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Lewis a/k/a William M. Lewis and wife, Tiffany K. Lewis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Miller** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 100 39th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of July, 2007.

William M. Lewis

Tiffany K. Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William M. Lewis and Tiffany K. Lewis**, 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, at office, this 10th day of July, 2007.

Notary Public

My Commission Expires:

GERALD D. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/12/07 09:59 2 pgs
Fees:13.00 Taxes:1191.40

20070712-0082991

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Vinett Subdivision, as of record in Plat Book 11190, page 123, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Lewis, a/k/a William M. Lewis and wife, Tiffany K. Lewis by Warranty Deed dated March 3, 2005 from Arthur H. Vinett and wife, Kim Vinett of record in Instrument No. 20050329-0033796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4431, page 26, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 11190, page 123, Register's Office for Davidson County, Tennessee.
4. Easement for storm sewers and or sanitary sewers of record in Book 4689, page 409, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers of record in Book 1677, page 327, Register's Office for Davidson County, Tennessee.