Davidson County DEEDWARR
Recvd: 07/23/07 10:06 2 pgs
Fees:13.00 Taxes:943.50

20070723-0087029

Return:
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument prepared by:
Amy Cross Nance
Attorney at Law
7065 Moores Lane, Suite 100C
Brentwood, TN 37027

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July 2007.

Notary Public
My commission expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Steve Miller 6200 Bradford Hills Dr. Nashville TN 37211	SAME	172-12-0B-173.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John C. Greene and wife, Linda Lou Greene hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Steve Miller hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6; Amended in Book 7900, page 495, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Greene and wife, Linda Lou Greene, by deed dated 08/30/1993, from Claridge Builders, Inc., of record in Book 9074, page 65, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 7900, page 6 and amended in Book 7900, page 495. 3) Restrictive Covenants for Bradford Hills of record in Book 8069, page 170 and amended in Book 8885, page 517. 4) By-Laws of record in Book 8071, page 520. 5) Charter for Bradford Hills Homeowners Association of record in Book 8071, page 531., 6) Deeds of conveyance of record in Book 8377, page 769, Book 8377, page 808, and in Book 9779, page 672. 7) Subject to any and all easements and restriction showing and not showing of record.

This property is improved property known as 6200 Bradford Hills Dr., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17th day of July, 2007.

John C. Greene

Linda Lou Greene

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Greene and Linda Lou Greene, the bargainor(s), 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 Brentwood, Tennessee, this 17th day of July, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: T00345

Amy Cross Nance
State of Tennessee Notary Public
Williamson County