**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy**
**Hermitage, TN 37076**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $227,000.00**

**Affiant**

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Subscribed and sworn to before me, this 25th day of July, 2007.**

**Notary Public**
**My commission expires:** 03.22.2008

**15-0707-151181**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Russell A. Miller<br>413 Northwind Court<br>Goodlettsville TN 37072 | **SAME** | 033-10-0-017.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven J. Edminster,* hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Russell A. Miller and wife, Colleen Erickson Miller, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried,

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section One, Ridge Mont Estates, of record in Book 5050, Page 73, as amended in Book 6445, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray E. Jenkins and wife, Donna R. Jenkins, dated June 17, 1991, recorded June 20, 1991, of record in Book 8378, Page 842, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven J. Edminster, unmarried by deed from Ray E. Jenkins and wife, Donna R. Jenkins, dated October 20, 2005, recorded October 31, 2005, of record in Instrument No. 20051031-0131247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 413 Northwind Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/27/07 11:18 2 pgs
Fees:13.00 Taxes:839.90
20070727-0089432

WITNESS my hand this 25th day of July, 2007.

Steven J. Edminster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven J. Edminster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25th day of July, 2007.




State of Tennessee at Large

My Commission expires: 05/03/2010