WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/07 12:26 2 pgs
Fees:13.00 Taxes:1332.00
20070919-0112142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Jennifer Poole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Terri D. Jackson
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TERRI D. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne John	Countrywide Bank, FSB	**Map 83.05**
(NAME) **1420 Stratton Avenue**	(NAME) 801 Crescent Center Drive #510	**Parcel 408.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) 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, **JEFFREY S. MILLER AND WIFE, JULIE E. MILLER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIENNE JOHN AND RYAN COOPER,** 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 the easterly half of Lot No. 6 in the subdivision of the Ordway property (formerly the Eighteenth Civil District) now in the City of Nashville, Davidson County, Tennessee, a plat of which is of record in Book 57, page 88 of the Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 6 fronts fifty (50) feet on the south side of Stratton Avenue, and extends back southwardly between parallel lines to two hundred and thirty-three (233) feet, more or less, to an alley.

Being the same property conveyed to Jeffrey S. Miller and wife, Julie E. Miller by Warranty Deed from Ann D. Cain of record in Instrument No. 20050727-0087672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2007 real property taxes have been prorated and assumed by the grantee(s); and all matters appearing on the plan of record in Book 57, page 88, said Register's Office, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1420 Stratton Avenue, Nashville, TN 37206

(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 our hands this 14th day of September, 2007.

Jeffrey S. Miller

Julie E. Miller

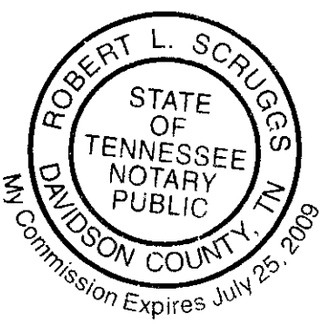
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jeffrey S. Miller and wife, Julie E. Miller the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2007.

Commission expires:



Robert L. Scruggs — Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212