Davidson County DEEDWARR
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Fees:13.00 Taxes:550.93
20071002-0117064

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
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 $ 148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2007.

Notary Public:

MY COMMISSION EXPIRES: 05/03/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas S. Miller	SunTrust Mortgage, Inc.	Parcel ID:
5945 Colchester Drive	P.O. Box 26149	087050A0400CO
Hermitage, TN 37076	Richmond, VA 23260-6149	

FOR AND IN 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

Phyllis A. McMillian f/k/a Phyllis A. Stuart and husband, Devon McMillian

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas S. Miller

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:

BEING Lot No. 97, on the Plan of Farmingham Woods, Section I, Phase 2, of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Phyllis A. Stuart (n/k/a Phyllis A. McMillian) by deed from Tony P. Congiardo, unmarried, of record in Book 9817, Page 374, Register's Office for said County.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 7900, page 306, said Register's Office.

This conveyance is subject to Covenants, Conditions, Restrictions and By-Laws of record in Book 8238, page 176, Book 8424, page 426, Book 8702, page 528, Book 8351, page 533, Book 8447, page 635, Book 9006, page 414, Book 8423, page 784, and Book 9006, page 409, said Register's Office.

Phyllis A. McMillian and Phyllis A. Stuart being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5945 Colchester Drive, Hermitage, TN 37076

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 28th day of September, 2007.

Phyllis McMillian

Devon McMillian

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 Phyllis McMillian and Devon McMillian, 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 this 28th day of September, 2007.

My Commission Expires: 1/24/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.