File No. 270800847

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/07 10:01 2 pgs
Fees:13.00 Taxes:333.00
20071004-0118329

ANGELA SCHMIDT
STATE OF TENNESSEE
Exp. 9/20/08
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Miller	SunTrust Mortgage, Inc.	
(NAME) 311 Hickory Place	(NAME) 201 Fourth Avenue North 7th Floor	096110A03800
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stephanie H. Miller and husband, Justin C. Miller and Brenda Harris and Kenneth M. Harris, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Miller, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Unit No. E-5, Hickory Place Condominiums, a horizontal property regime, of record in Mater Deed of record in Book 6654, Page 910 and referred to as Exhibit "B" found at page 912 and corrected in Book 6759, Page 533 and referred to as Exhibit "B" found at page 535, said corrected Book, Unit E-5 being part of the Unit Plan for Phases 2-8, Section 1, Hickory Place Condominiums, of record in Book 6250, Page 795, (erroneously referred as Book 6260, Page 795 and as Book 6230, Page 795 in Instrument No. 20010409-0034288); all referenced of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said unit.

Being the same property conveyed to Stephanie K. Harris, and Brenda Harris, and Kenneth M. Harris by Warranty Deed dated August 30, 2004 of record in Instrument No. 20040907-0108075, Register's Office for Davidson County, Tennessee.

Stephanie K. Harris has since married Justin C. Miller and is now known as Stephanie H. Miller.

Restrictive Covenants from Master Deed as shown of record in Book 6472, Page 435 and rerecorded in Book 6476, Page 663, amendment of Master Deed in Book 6654, Page 910, and Correction of Ament Master Deed in Book 6759, Page 533, Register's Office for said County.

All matters shown on the plan of record in Book 6250, Page 795, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 311 Hickory Place, Nashville, TN 37214
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 28th day of September, 2007.

Kenneth M. Harris

Kenneth M. Harris

Stephanie H. Miller

Stephanie H. Miller

Brenda Harris

Brenda Harris

Justin C. Miller

Justin C. Miller

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Stephanie H. Miller and husband Justin Miller and Brenda Harris and Kenneth M. Harris the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of September, 2007.

Commission expires: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270800847

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122