WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Myra Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2007.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2010.~~ 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Miller	EquiFirst Corporation	14903000700
(NAME)	(NAME)	
2441 Broadview Drive	500 Forest Point Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 28273	
(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, Andrew Oliver Farmer, II and wife, Barbara Jean Farmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Miller and wife, Sharon 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. 421, on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Page *16, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

*15 and

Being the same property conveyed to Andrew Oliver Farmer, II and wife, Barbara Jean Farmer, by deed of record in Instrument No. 200004030033106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Andrew Oliver Farmer, II and Barbara Jean Farmer by James Farmer as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 200711130132869, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2441 Broadview Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 11/13/07 11:02 2 pgs
Fees:13.00 Taxes:536.50
20071113-0132870

Witness our hands this 6th day of November, 2007.

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* Andrew Oliver Farmer II by his attorney in fact
Andrew Oliver Farmer II by James Farmer, his Attorney-in-Fact

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* Barbara Jean Farmer by her attorney in fact.
Barbara Jean Farmer by James Farmer, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 6th day of November, 2007, before me personally appeared James Farmer, the person who executed the foregoing instrument on behalf of Andrew Oliver Farmer, II and Barbara Jean Farmer and who acknowledged that he executed the same as the free act and deed of the said Andrew Oliver Farmer, II and Barbara Jean Farmer, through Power of Attorney granted him by the said Andrew Oliver Farmer, II and Barbara Jean Farmer.

Witness my hand and official seal at Nashville, Tennessee this 6th day of November, 2007.

Commission expires: February 22, 2010



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Notary Public