THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Davidson County DEEDWARR
Recvd: 11/16/07 11:05 2 pgs
Fees:13.00 Taxes:573.50
20071116-0134508

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Marilyn Randolph
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of November, 2007.

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: My Commission Expires October 10, 2009

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Janet L. Miller
8207 Sawyer Brown Road, L-4
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
142-01-A-076.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRI E. KLOZIK, unmarried**, hereinafter referred to as Grantor, hereby transfers and conveys to **JANET L. MILLER, unmarried**, hereinafter referred to as Grantee, her 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 Unit No. L-4, together with the Carport designated No. L-4-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, Page 474, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, Page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to TERRI E. KLOZIK, unmarried by Warranty Deed from LONNIE PAUL SPIVAK and wife, STACI L. SPIVAK, of record as Instrument No. 20031003-0146396, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **8207 Sawyer Brown Road, L-4, Nashville, Tennessee 37221.**

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 15th day of November, 2007.

Terri E. Klozik by Colleen Dixon, her attorney-in-fact

Terri E. Klozik

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Colleen Dixon**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for **Terri E. Klozik**, maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 15th day of November, 2007.

Natasha Bilbrey

Notary Public

My Commission Expires: 6/20/11

