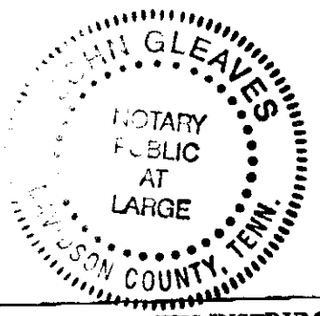
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantgae Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathey C. Broome	Cathey C. Broome	156-14-0-104
(NAME) 4099 Deerhaven Drive	(NAME) 4909 Deerhaven Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, Lisa A. Miller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathey C. Broome, unmarried, 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 all of Lot No. 97 on the plan of Section Seven, Peppertree Forest, as of record in Plat Book 7900, page 322, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa A. Miller, unmarried, by Warranty Deed dated March 23, 2001 from Karin E. Mayes, formerly known as Karin E. Olin of record in Instrument No. 20010326-0028651, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lisa A. Miller by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. 20071121-0136351, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4909 Deerhaven Drive, Antioch, TN 37013

(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: 11/21/07 12:02 2 pgs
Fees:13.00 Taxes:399.23

20071121-0136352

11/19/2007 03:22 FAX 6153858196 ABSOLUTE TITLE CO- 001

Witness my hand this 16 day of November, 2007.

Lisa A. Miller by as attorney in fact.
Lisa A. Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16 day of November, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Lisa A. Miller, and acknowledged that he executed the same as the free act and deed of the said Lisa A. Miller, through Power of Attorney granted him by the said Lisa A. Miller.

Witness my hand and official seal at Franklin, Tennessee this 16 day of November, 2007.

Commission expires: November 14, 2009

Notary Public

