Davidson County DEEDWARR
Recvd: 12/19/07 11:22 2 pgs
Fees:13.00 Taxes:518.00

20071219-0145606

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00 .

Affiant

Subscribed and sworn to before me this 12th day of December, 2007.

Notary Public
My Commission Expires 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

07-1448

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dillon Construction, LLC	New Owner	103-9/50.00
4537 Stoneybrook Drive		
Pegrum, TN 37143		

WARRANTY DEED

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 **Mary Katherine Miller, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dillon Construction, LLC**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being Lot No. 50 on the Plan of Brookside courts, Addition No. 4, Section 4, as of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 82 feet on the westerly side of Kendall Drive and runs back 146.36 feet on the northerly line and 143.10 feet on the southerly line to a dead line measuring 82 feet thereon.

Being the same property conveyed to John H. Miller and wife, Sarah S. Miller by deed from John U. Wilson and wife, Louise Wilson of record in Book 9594, Page 843, said Register's Office for Davidson County, Tennessee. Subsequently, Sarah S. Miller died and John H. Miller was vested with title as Surviving Tenant by the entirety. John H. Miller then died testate 6-12-94 and devised said property to Mary Katherine Palframan by Last Will and Testament of record in Docket No. 94P-918, Probate Clerks Office for Davidson County, Tennessee. Also, Mary Katherine Palframan is now known as Mary Katherine Miller by order of Affidavit of record in Book 9594, Page 845, said Register's Office.

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

This is improved property located at **813 Kendall Drive, Nashville, TN 37209.**

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 our hands this 12th day of December, 2007.

Mary Katherine Miller by Vicky Truesdell attorney-in-fact

Mary Katherine Miller

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 Vicky Truesdell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary Katherine Miller and that she is authorized by Mary Katherine Miller to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 12th day of December, 2007.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public at Large

My Commission Expires: 1/26/08