Davidson County DEEDWARR
Recvd: 01/02/08 09:34 2 pgs
Fees:13.00 Taxes:913.90

20080102-0000137

RET TO:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
FRANKLIN, TN 37027
PHONE: 615-613-0493

THIS INSTRUMENT PREPARED BY:
George v. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this 31ST day of December, 2007.

Notary Public

My Commission Expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Number:
Jerrod R. Daniels 857 Stirrup Drive Nashville, TN 37221	Citi Mortgage Inc. PO Box 7706 Springfield, OH 45501	142-03-0-067.00 9D 65826

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAY D. MILLS**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JERROD R. DANIELS, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or **parcel of land in Davidson County, Tennessee, described as follows:**

Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Walnut Hill Manor, Section One, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay D. Mills by deed from Robert C. Patrick and wife, Martha K. S. Patrick, of record as Instrument No. 20020611-0070631, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record in Book 5057, page 885, Register's Office for Davidson County, Tennessee.

This is improved property known as: 857 Stirrup Drive Nashville,TN 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, his heirs and assigns, forever; and I 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of December, 2007.

Jay D. Mills

By: Nicole Troia, Attorney-in-fact
Nicole Troia, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICOLE TROIA** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the 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, at office, this 31st day of December, 2007.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011