Davidson County DEEDWARR
Recvd: 01/24/08 09:33 2 pgs
Fees:13.00 Taxes:421.80

20080124-0007466

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Michael R. Miller, Grantors
TO: Ann LeVan, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Ann LeVan 504 Laurel Hills Drive Old Hickory, TN 37138	Same as Owner	064-13-OB 075.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $114,000.00.

Elizabeth Ann LeVan
Affiant

Subscribed and sworn to before me this the 16th day of January, 2008.

My commission expires: June 12, 2011

NOTARY PUBLIC

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Michael R. Miller and Barbara Teague**, both single, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Elizabeth A. LeVan, unmarried and Debra LeVan Payne and Van M. Payne, Wife and Husband**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit 504 in horizontal property regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, as record in Plat Book 6900, Page 53 (which is corrected to read Page 573), in the Register's Office.

BEING the same property conveyed to Michael R. Miller and Barbara Teague, both single, Joint Tenant, With Right of Survivorship, by warranty deed, recorded July 7, 2006 in Instrument No. 20060707-0081466, Register's Office for Davidson County, Tennessee; the said Barbara Teague having since died.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 504 Laurel Hills Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 16TH day of JANUARY, 2008.

"GRANTORS"

Michael R. Miller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Michael R. Miller, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

~~WITNESS~~ my hand and official seal at Brentwood, Tennessee this 16th day of January, 2008.

My commission expires: June 12, 2011

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN