This Instrument Prepared By:

**Rebecca T. Garland, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 03/31/08 12:58 2 pgs
Fees:13.00 Taxes:641.77
20080331-0031897

**ADDRESS NEW OWNER:**
**Jamie Kurt Miller**
**413 Jameswood Court**
**Hermitage, Tennessee 37076**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
~~AEA~~ Peoples Home Equity
4300 Sidco Dr. #200
Nashville TN 37204

**MAP** 75-12B
**GROUP**
**PARCEL** 99CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marcus Chan, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jamie Kurt Miller and Rachal Hill**, 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase Two, Section 5, Brookside Woods, a Planned Unit Development, of record in Plat Book 20011011-, page 0110735, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marcus Chan and Meria Hu, husband and wife by deed from NVR Inc, a Virginia Corporation,Trading as Fox Ridge Homes dated October 3, 2002 of record in Instrument no. 20021010-0124668, Register's Office for Davidson County, Tennessee. Meria Hu has since quitclaimed here interest to Marcus Chan being recorded simultaneously herewith in Instrument No. 20080331-0031896, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **413 Jameswood Court, Hermitage, Tennessee 37076.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **11th** day of **March, 2008.**

WITNESS our hands this the **11th** day of **March, 2008.**

**Marcus Chan**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marcus Chan** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of March, 2008.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $173,450.00.

AFFIANT

Subscribed and sworn to before me on this 11th day
of March, 2008.

NOTARY PUBLIC

My Commission Expires: 1/24/09

KAREN SEIGMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY