WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 15:11 2 pgs
Fees:13.00 Taxes:1165.50

20080401-0032712

G-VRE-07-7132

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2007

Notary Public

MY COMMISSION EXPIRES: MARCH 29, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Please Return To:
Heritage Title LLC
1717 Allant Ave. Ste 5.
Louisville, KY 40299

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin B. Miller	DUSTIN B MILLER	
7132 Holt Run Drive	7132 Holt Run Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	180-3-A-112.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA M. TRAMMELL AN UNMARRIED WOMAN AND SUSAN JEAN WITTERS AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DUSTIN B. MILLER AND ASHLEY N. MILLER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48 ON THE PLAN OF STONE CREEK PARK, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 266, AMENDED IN PLAT BOOK 9700, PAGE 956, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERY CONVEYED TO BARBARA M. TRAMMELL, AN UNMARRIED WOMAN BY WARRANTY DEED FROM ROBERT C. ALLEN AND WIFE, CARRIE D. ALLEN RECORDED JULY 14, 2005 AT INSTRUMENT NO. 20050714-0081946 AND FURTHER CONVEYED TO BARBARA M. TRAMMELL, AN UNMARRIED WOMAN AND SUSAN JEAN WITTERS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM BARBARA M. TRAMMELL, AN UNMARRIED WOMAN, RECORDED JULY 14, 2005 AT INSTRUMENT NO. 20050714-0081948, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7132 Holt Run Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of November, 2007.

Barbara M. Trammell

Barbara M. Trammell

Susan Jean Witters by Barbara Trammell attorney in fact

Susan Jean Witters

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2007, before me personally appeared Barbara Trammell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan Jean Witters an unmarried woman and who acknowledged she executed the same as the free act and deed of the said Susan Jean Witters an unmarried woman.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2007, before me personally appeared Barbara Trammell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as their free act and deed for the purposes therein.

Witness my hand and offical seal, this the 30th day of November, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

This Instrument Prepaired by:
Jason A Kron
1717Alliant Ave. #5
Louisville, KY 40299