# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/08 10:47 3 pgs
Fees:18.00 Taxes:647.50
**20080411-0036892**

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~October 26, 2008.~~ 11-14-09
(AFFIX SEAL)

STEPHANIE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marylee Miller, unmarried | Franklin American Mtg. Co. | 095-010 / 050 |
| (NAME) 2009 June Drive | (NAME) 501 Corp. Ctr. Dr., Ste. 400 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Christopher T. Webb and wife, Rebekah J. Webb**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marylee Miller, unmarried**, 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:

**Being Lot No. 180 on the Plan of Donelson Hills, Section Three, as shown of record in Plat Book 2330, Page 75, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Christopher T. Webb and wife, Rebekah J. Webb by deed from June E. Williamson and Rosemary S. Adkisson, filed for record 09/14/07 as Instrument No. 20070914-0110488, Register's Office for Davidson County, Tennessee.**

Subject to all matters as shown on plat of record in Plat 2330 Page 75, Register's Office of Davidson County, Tennessee.

Subject to Water Main Easement as shown of record in Book 2489, Page 263, Register's Office of Davidson County, Tennessee.

Subject to a Sewer and Drainage easement in favor of Metropolitan Nashville Davidson County as shown of record in Book 4921, Page 127, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2009 June Drive, Nashville, TN 37214
(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 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 8th day of April, 2008.

Christopher T. Webb

Rebekah J. Webb By:
Christopher T. Webb, as her Attorney in Fact

Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Christopher T. Webb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 8th day of April, 2008.
Commission expires: October 26, 2008

Shanna Ray — Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

On this 8th day of April, 2008, before me personally appeared Rebekah J. Webb by Christopher T. Webb as her Attorney in Fact, 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 Rebekah J. Webb, and acknowledged that such person executed the same as the free act and deed of Rebekah J. Webb.

Witness my hand and official seal at Mt. Juliet, Tennessee this 8th day of April, 2008.
Commission expires: October 26, 2008

Shanna Ray — Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

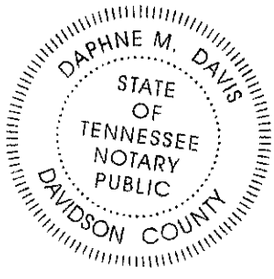
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09




(Seal)