Return: **Southeast Title of TN, Inc.**
214 Centerview Dr, Ste 101
Brentwood, TN 37027

800232

File Box 30

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Katie Mirian	New Owner	Map/Parcel -
4102 Hillsboro Circle		131020028000
Nashville, TN 37215		13227 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Treg Patton Warner, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Katie Mirian, a married person** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 7 OF BLOCK A ON THE PLAN OF A PART OF HILLSBORO-HOBBS ROAD SUBDIVISION, OF RECORD IN PLAT BOOK 1130, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 7 FRONTS 50 FEET ON THE EASTERLY SIDE OF HILLSBORO PLACE, AS WIDENED, (NOW KNOWN AS HILLSBORO CIRCLE) AND RUNS BACK BETWEEN PARALLEL LINES 163 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO TREG PATTON WARNER BY WARRANTY DEED FROM D&P PROPERTIES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 5TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070205-0014365, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF HILLSBORO-HOBBS ROAD SUBDIVISION, as recorded in Plat Book 1130, Page(s) 80 said Register's Office.
3. Memorandum of Lease Agreement recorded at Instrument No. 20050211-0016044, said Register's Office.

This is improved property commonly known as: 4102 Hillsboro Circle, Nashville, TN 37215.

Davidson County DEEDWARR
Recvd: 06/18/08 08:51 2 pgs
Fees:13.00 Taxes:2775.00
20080618-0062565

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $750,000.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me this 10th day of June, 2008

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of June, 2008.

Treg Patton Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2008, before me personally appeared Treg Patton Warner to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009