Davidson County DEEDWARR
Recvd: 06/23/08 10:37 2 pgs
Fees:13.00 Taxes:1849.63
20080623-0064224

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
~~109 WESTPARK DRIVE, SUITE 330~~
BRENTWOOD, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

B Manley
Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES 11-7-11
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

B-KW-08-918B

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas L. Hester	SunTrust Mortgage, Inc.	
918-B Waldkirch Avenue	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37219	105-13-D-1.00 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 MARK S. MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS L. HESTER AND WIFE, SYDNEY M. HESTER, 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 UNIT B, 918 WALDKIRCH AVENUE TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20080222-0017485, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARK S. MILLER, MARRIED BY WARRANTY DEED FROM SAMUEL OTIS, AND WIFE, JEWELL OTIS, RECORDED ON THE 26TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070126-0010852, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGE 90; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20080222-0017485; MASTER DEED OF RECORD IN INSTRUMENT NO. 20080222-0017485; AND RESTRICTIVE COVENANT FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20070330-0038117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF MARK S. MILLER.

unimproved ( )
This is improved (X) property, known as 918-B Waldkirch Avenue, Nashville, Tennessee 37204
(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 20th day of June, 2008.

Mark S. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

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