WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ALISON L. RUTLEDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires May 23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $838,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Alison L Rutledge
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth M. Weller	New Owner	
(NAME)	Davidson County DEEDWARR Recvd: 06/23/08 11:05 2 pgs Fees:13.00 Taxes:3102.27	
4010 Iroquois Avenue		130-7-73
(ADDRESS)	20080623-0064273	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CI	

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, **BETSY B. MILLER AND HUSBAND, ROBERT B. MILLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH M. WELLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lots Nos. 221 and 222 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, page 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the northerly side of Iroquois Place on the Map of a re-subdivision of part of Royal oaks, as of record in Book 1424, page 31, Register's Office for Davidson County described as follows:

BEGINNING at a point in the northerly margin of Iroquois Place 375 feet east of the east margin of Lynwood Boulevard; thence northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, page 604, said Register's Office, thence along said Vance's easterly line, North 6 deg. 40' East 130 feet, more or less, to a point; thence easterly 115 feet, more or less, to a point at the northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, page 3, said Register's Office; thence along Karr's west line, South 1 deg. W, 272.33 feet, more or less to the north margin of Iroquois Place; thence with the margin of said westerly 140.1 feet to the beginning.

Being the same property conveyed to Betsy B. Miller, married, by deed from Phoebe Chen Jacobson, joined by her husband, Michael J. Jacobson, dated September 5, *1996,* recorded on September 10, 1996, of record in Book 10184, Page 712, Register's Office for Davidson County, Tennessee. Robert B. Miller, husband of Betsy B. Miller, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Betsy Miller, Betsy B. Miller, and Betsy Bass Miller are one and the same person.
Robert Miller, Robert B. Miller, and Robert Bond Miller are one and the same person.

unimproved ☐

This is improved ☒ property, known as 4010 Iroquois Avenue, Nashville, TN 37205

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this 20th day of June, 2008.

Betsy B. Miller

Robert B. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betsy B. Miller and Robert B. Miller, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2008.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010