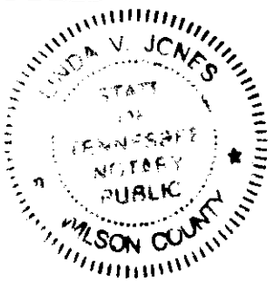
File No. 280600840

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/01/08 11:37 2 pgs
Fees:13.00 Taxes:608.65

20080701-0067705

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Page	Thomas Page	Map 173-16-0A Parcel 073.00 CO
(NAME)	(NAME)	
3644 Coles Branch Drive	3644 Coles Branch Drive	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Cane Ridge, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Tana D. Miller, single,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas Page and wife, Ethelyne Jane Page**, 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 86, as shown on the map entitled, "Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record by Instrument No. 20030213-0020016, as corrected by Instrument Nos. 20030331-0042208 and 20031120-0169641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Tana D. Miller, Single by Special Warranty Deed dated July 27, 2007 and filed of record on August 24, 2007, from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company d/b/a Servicelink, as Attorney-in-fact, of record by Instrument No. 20070824-0101927 in the Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed dated January 3, 2007, filed of record on January 19, 2007, from Crystanna Duffy, Co-Trustee, of record by Instrument No. 20070119-0007591 in the Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Michael M. Featherston, an unmarried man by Warranty Deed dated April 29, 2005, filed of record on May 9, 2005, from Beazer Homes Corp dba Phillips Builders, a TN Corp, of record by Instrument No. 20050509-0052082 in the Register's Office for Davidson County, Tennessee.

This property is subject to: Taxes for 2008, and every year therafter; Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20020514-0059176, 20030313-0033781, 20050308-0025065, 20050930-0117904, 20050930-0117906, 20060828-0105537 and 20060828-0105538; By-Laws as shown of record in Instrument No. 20030303-0027389; Subject to the Plan of record in Instrument Nos. 20030213-0020016, corrected in Instrument No. 20030331-0042208 and 20031120-0169641 in the Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, certain notes, easements and setback lines.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3644 Coles Branch Drive, Antioch, TN 37013
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of June, 2008.

Tana D. Miller

STATE OF TENNESSEE

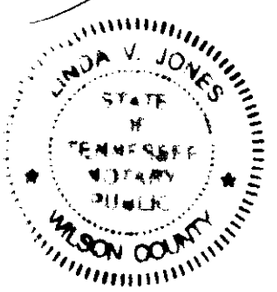
COUNTY OF WILSON

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

Witness my hand at office this 30th day of June, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 280600840

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122