Davidson County DEEDWARR
Recvd: 08/11/08 10:06 2 pg
Fees:13.00 Taxes:629.00
20080811-0082300

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
H. E. Miller, III	H. E. Miller, III	141-6-A-46CO
7729 Poplar Ridge Drive	7729 Poplar Ridge Drive	
Nashville, TN 37221	Nashville, TN 37221	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **K. JEFF FLADEN**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **H. E. MILLER, III,** hereinafter called the Grantee, his 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 LOT NO. 39, ON THE PLAN OF SECTION FOUR, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGE 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. BATES, AND WIFE ANDGELA D. BATES BY WARRANTY DEED FROM KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY, OF RECORD IN BOOK 10291, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND BEING THE SAME PROPERTY CONVEYED TO K. JEFF FLADEN BY WARRANTY DEED FROM RICHARD G. BATES, AND WIFE ANDGELA D. BATES, OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS DOCUMENT 20040422-0045735.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

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, his heirs and assigns forever, and I do covenant with the said GRANTEE that I 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 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 GRANTEE, his 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 on this the 11th day of August, 2008.

K. Jeff Fladen

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 K. Jeff Fladen, the bargainor, 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 purposes therein contained. Witness my hand and seal at Nashville, Tennessee, on this the 11th day of August, 2008.

Notary Public

My commission Expires: 1-24-2009

JEANNE FAWBUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

After having been duly sworn, the affiant, H. E. Miller, III, states that the actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Subscribed and sworn before me, a Notary Public in and for said County and State, the affiant, H. E. Miller, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. Witness my hand and seal at Nashville, Tennessee, on this the 11th day of August, 2008.

Harry E. Miller III

Notary Public

My commission Expires: 1-24-2009

JEANNE FAWBUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

This Instrument was prepared by:
H. E. Miller, Jr., BPR No. 9318
Attorney at Law
1075 Inneswood Drive
Gallatin, TN 37066-4432