Davidson County DEEDWARR
Recvd: 08/29/08 13:02 2 pgs
Fees:13.00 Taxes:166.50

20080829-0088986

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $45,000.00.

B+Mll
AFFIANT

Subscribed and sworn to before me, this 29th day of August, 2008.

Candace Y Burnette
NOTARY PUBLIC

COMMISSION EXPIRES:

CANDACE Y. BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES NOVEMBER 20, 2010

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Southern Legacy Title and Escrow, LLC
5331 Main Street
P.O. Box 1800
SPRING HILL, TN 37174

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Brent Miller 310 Radnor, Suite 210 Nashville TN 37211	Same	119-14-O-156.00

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas Randy White, Executor of The Estate of Evelyn Genevieve White, Davidson County Court Probate No. 08P-141 and Thomas Randy White, Kathy Janet Demmans and Jane Ellen Spray, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brent Miller, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Tuggle Heights of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Thomas White and wife, Evelyn P. White, by Warranty Deed from James S. Jones and Charles R. Land, of record in Deed Book 2805, Page 247, Register's Office for Davidson County, Tennessee. George Thomas White predeceased Evelyn P. White who was the surviving tenant by the entirety. Evelyn P. White died on 07/26/2007 testate Docket No. 08P-141. Duly probated will left to Thomas Randy White, Kathy Janet Demmans and Jane Ellen Spray.

This conveyance is made subject to the following: 1) Easements or claims of easements not shown by the Public Records. 2) Taxes for the year 2008, a lien, not yet due or payable. 3) Subject to all matters shown on the Plan of record in Plat Book 1130, Page 90, Register's Office of Davidson County, Tennessee.

This property is improved property known as 2911 Tuggle Avenue, Nashville, Tennessee 37211

Evelyn Genevieve White is also know as Evelyn P. White.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2008.

Thomas Randy White, Executor

Thomas Randy White, Individually

Kathy Janet Demmans, Individually

Jane Ellen Spray, Individually

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Randy White, Kathy Janet Demmans and Jane Ellen Spray, the within named bargainor(s), 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 Spring Hill, Tennessee, this 29th day of August, 2008.

Notary Public

CANDACE Y. BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires:

MY COMMISSION EXPIRES
NOVEMBER 20, 2010

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Randy White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Executor of the Estate of Evelyn Genevieve White, the within named bargainor, and as such Executor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Estate of Evelyn Genevieve White.

Witness my hand and official seal at Spring Hill, Tennessee, this 29th day of August, 2008.

Notary Public

CANDACE Y. BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires:
FILE NO: 2008080011

MY COMMISSION EXPIRES
NOVEMBER 20, 2010