Davidson County DEEDWARR
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Fees:18.00 Taxes:1063.75
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This document prepared by (and after recording return to):
Name: **William Davis, Attorney, PC**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William M. Lellyett, Jr., Married**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Monica Miller**, unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being a certain condominium unit in Davidson County, Tennessee, being Unit No. 4107, Ashley Park, as shown on the Exhibit to the Master Deed of record in Book 7128, Page 29, in the Register's Office, Davidson County, TN, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to William M. Lellyett Jr. married by deed from George A. Dodson and spouse Norma C. Dodson of record in Book 9877, Page 525 and rerecorded in Book 9915, Page 45, on 11/28/1995 and filed for record on 12/04/1995, Register's Office for DAVIDSON County.

Map & Parcel: 116-03-0G-019.00CO

This property is known as: **4107 Ashley Park Drive, Nashville, TN 37205**

Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement(s) as shown of record in Book 3958, Page 156, Book 3958, Page 160, Register's Office for DAVIDSON County.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 9th day of September, 2008.

William M. Lellyett, Jr. Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Lellyett, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of September, 2008

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantee(s) Name, Address:	Send Tax Statement To:
MONICA MILLER	OWNER
4107 Ashley Park Dr.	
Nashville, TN 37205	

State of TENNESSEE
County of
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 287,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9th day of September, 2008.

Affiant

Kimberly R. Dougher

Type or Print Name

(Seal)

Notary Public

My commission expires:

1-9-12

Type or Print Name

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN