THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF Williamson :
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0809128**	The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 17th day of September, 2008. Notary Public My commission expires: 1-20-2009
Record and Return to: Riney Title & Escrow, LLC 5300 Maryland Way, Ste 101 Brentwood, TN 37027	

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Davidson County DEEDWARR
Recvd: 09/19/08 09:14 2 pgs
Fees:13.00 Taxes:1147.00

20080919-0095547

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
John W. Flanigan Kathleen A. Flanigan 3100 West End Circle, #303 Nashville, TN 37203	Pinnacle National Bank 211 Commerce Street Ste 300 Nashville, TN 37201	MAP 104-024-A PARCEL 307.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Miller**, an unmarried man, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **John W. Flanigan** and wife, **Kathleen A. Flanigan**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of Phase II, 3100 West End Circle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq.* of the Tennessee Code Annotated, under the Master Deed establishing 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed.

Being the same property conveyed to Ryan Miller, unmarried, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20080304-0021715, in the Register's Office for Davidson County, Tennessee, dated February 29, 2008.

This conveyance is made subject to:

1. Taxes for 2008, which have been prorated and assumed by the Grantees.
2. All matters shown on the plat of record in Plat Book 421, pages 82 and 83 and as exhibit B 2 of Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
4. Master Deed of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee.
5. By-Laws of record as Exhibit B of Instrument No. 20050405-0037200, said Register's Office.
6. Agreement for easement for sanitary sewer/storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20050715-0082454, Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, said Register's Office.
7. Stormwater detention agreement of record in Instrument No. 20050630-0075316 and Instrument No. 20060911-0111952, said Register's Office.
8. BellSouth Easement of record in Instrument No. 20060629-0078073, said Register's Office.
9. Charter for HOA of record in Instrument No. 20050408-0038974 and Exhibit C of Instrument No. 20050405-0037200, said Register's Office.
10. Right of way easement of record in Book 778, Page 343, said Register's Office.
11. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property known as: 3100 West End Circle, #303, Nashville, Tennessee 37203

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 17th day of September, 2008.

Ryan Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 17th day of September, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009