Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

39-B
File #08-1309

Davidson County DEEDWARR
Recvd: 10/16/08 15:23 2 pgs
Fees:13.00 Taxes:710.40

20081016-0104285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jason B. Miller and Julie A. Bowers Miller, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Karen E. Hamm, an unmarried woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being Lot No. 107 on the Plan of Holt Woods, Section Three, of record in Plat Book 7900, Page 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason B. Miller and Julie Bowers, joint tenants with full right of survivorship by deed from W. Brian Dill and wife, Tina P. Dill dated March 26, 2004 of record as Instrument No. 20040420-0044705, Register's Office for Davidson County, Tennessee. Julie Bowers is now known as Julie A. Bowers Miller by virtue of her marriage to Jason B. Miller.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3500 Cobble Street, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of October, 2008.

Jason B. Miller

Julie A. Bowers Miller

State of Tennessee)
County of Davidson)

On this 10th day of October, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason B. Miller and Julie A. Bowers Miller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of October, 2008.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:
Karen E. Hamm
3500 Cobble Street
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
172-15-A-39CO