WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/08 16:06 2 pgs
Fees:13.00 Taxes:610.50

20081117-0113515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of October, 2008

Notary Public

MY COMMISSION EXPIRES: 5/29/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Miller	Keith Miller	MAP 149-2-B PARCEL 26
(NAME) 664 Piccadilly Row	(NAME) 664 Piccadilly Row	
(ADDRESS) Antioch, TN, 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Robert D. Speller and wife, Karen P. Speller,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Miller, married,** HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 69, Phase II., Piccadilly Square Subdivision, recorded in Book 6250, page(s) 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT D. SPELLER and wife, KAREN P. SPELLER, by deed from WALLACE E. SMITH and wife, PAULETTE M. SMITH, of record as Book 10488, page 636, dated May 30, 1997, said Register's Office.

The property is subject to the following:

1. Matters shown on the Plan of record as Plat Book 6250, pages 92, 93 and 94, said Register's Office.
2. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 6186, page 238; Book 6251, page 616 and Book 6530, page 823, said Register's Office.**
3. Utility Easement(s) of record as Book 6298, page 491, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 6236, page 683; Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; Book 6518, page 190 and Book 6830, page 739, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

This is improved property known as: 664 Piccadilly Row, Antioch, TN 37013

Witness my/our hand(s) this 15th day of October, 2008.

Robert D. Speller, Seller

Karen P. Speller, Seller

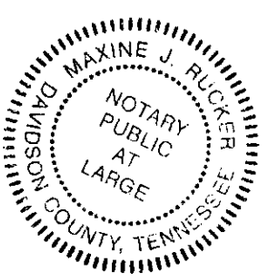
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert D. Speller and Karen P. Speller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 10/15/08.**

Notary Public

My Commission Expires: MAR 1 0 2012



Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203