WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

Affiant

Subscribed and sworn to before me this 13 day of February, 2009

Notary Public
My Commission expires: MY COMMISSION EXPIRES NOV 22 2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christine Kennedy	New Owner	092-13-0-485.00
3719 Elkins Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David W. Miller**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christine Kennedy, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Leta Miller joins in this conveyance to convey any and all marital interest she may have in and to said property.

Being Lot No. 2 on the plan of Resubdivison of Part of Lots 9, 10 & 11, Block 23, Plummer Place, of record in Instrument Number 20060718-0086551, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David W. Miller, by deed from Noble Properties, Inc., on August 11, 2006, of record in Instrument Number 20060814009952, Register's Office for Davidson County, Tennessee.

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The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20060718-0086551 Book 161 , page 39, Register's Office Davidson County, Tennessee.

This is improved property known as: **3719 Elkins Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 13, 2009.

David Miller

Leta Miller

Davidson County DEEDWARR
Recvd: 02/19/09 11:09 2 pgs
Fees:13.00 Taxes:832.50
20090219-0014421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

W.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David M. Miller** XXX to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 13, 2009

My commission expires 8/13/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leta Miller** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 13, 2009

My commission expires 3/21/09

Notary Public

SONYA L. SWEAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN