Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
#6090219

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090028000 DEEDWARR
Recvd: 04/29/09 10:00 2 pgs
Fees:13.00 Taxes:700.78
20090429-0038553

ADDRESS NEW OWNER:
Julie Miller
408 Jameswood Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgage

MORTGAGEE:
Phillips Mortgage Planning
143 Barfield Crescent Road
Mufreesboro, ,TN 37128

MAP	**75-12**
GROUP	**B**
PARCEL	**93.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lisa R. Jones and Terry W. Jones, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Julie Ann Miller**, unmarried hereinafter called the GRANTEE, her 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. 27 on the Plan of Phase Two, Section 5, Brookside Woods, a Planned Unit Development, of record in Inst. No. 20011011-0110735, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa R. Jones and Terry W. Jones, wife and husband by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument no. 20020822-0101703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **408 Jameswood Court, Hermitage, Tennessee 37076.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **24th** day of **April, 2009.**

Lisa R. Jones

Terry W. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa R. Jones and Terry W. Jones, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of April, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $189,400.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of April, 2009.

NOTARY PUBLIC

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010