290500092

PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 05/29/09 08:19 3 pgs
Fees:18.00 Taxes:932.40
20090529-0049236

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michael A. Miller and Megan S. Miller, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Matthew Hurley and Leah Hurley, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in County, the state of Tennessee, and being described as follows, to-wit:

Being Lot No. 3 on the Plan of Phase One, Hagars Grove, of record in Instrument No. 20041614-0069738, Register's Office for Davidson County, Tennessee, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Miller and wife, Megan S. Miller by deed from Frank Batson Homes, Inc., dated April 28, 2005, and of record in Instrument Number 20050506-0051275, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Matthew Hurley and Leah Hurley, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 22nd day of May, 2009.

Michael A. Miller

Megan S. Miller

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michael A. Miller and Megan S. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of May, 2009.

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $252,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2009.

My Commission Expires: 5/14/2011

NOTARY PUBLIC

Mandy Alsup State of Tennessee Notary Public Wilson Co.

Map & Parcel No.: 98-102

Name and address of new owner:
Send tax bills to:
Matthew Hurley and Leah Hurley
6008 Hagars Grove
Hermitage TN 37076

TAX BILLS:
PINNACLE NATIONAL BANK
211 COMMERCE ST. STE 300
NASHVILLE, TN 37201

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee
Notary Public
Wilson Co.