WARRANTY DEED

G-VRE-09-502

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,900.00

Affiant

Subscribed and sworn to before me this 19th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM F. OVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Scott Miller	SUNTRUST MORTGAGE, INC.	
502 Wilson Blvd	(NAME) 401 COMMERCE ST., STE. 6500	
(ADDRESS) Nashville, TN 37205	(ADDRESS) NASHVILLE, TN 37219	103-8-258.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we G. M. REED & SONS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW SCOTT MILLER AND WIFE, HALINA GARNER MILLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:
BEING PART OF LOT NO. 377 ON THE PLAN OF THE RICHLAND REALTY COMPANY'S DIVISION "C", OF RECORD IN BOOK 421, PAGE 31, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 377 BEGINS AT A POINT IN THE EASTERLY MARGIN OF WILSON AVENUE, NORTHWEST CORNER OF LOT 378 ON SAID PLAN AND THE SOUTHWEST CORNER OF SAID LOT NO. 377; RUNNING THENCE WITH THE NORTH LINE OF SAID LOT NO. 378 EASTWARDLY 118.4 FEET, BEING THE NORTHEAST CORNER OF SAID LOT NO. 378 AND THE NORTHWEST CORNER OF LOT NO. 381 ON SAID PLAN; THENCE NORTHWARDLY 70 FEET; THENCE WESTWARDLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT NO. 377 TO THE EASTERLY MARGIN OF WILSON AVENUE, THENCE SOUTHWARDLY WITH THE EASTERLY MARGIN OF WILSON AVENUE, 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO G. M. REED & SONS, LLC BY WARRANTY DEED FROM MOLLY S. BLAIR, UNMARRIED, AND MARSHALL RION BLAIR, MARRIED, RECORDED ON THE 2ND DAY OF MAY, 2007 IN INSTRUMENT NO. 20070502-0052642, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 502 Wilson Blvd, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090042653 DEEDWARR
Recvd: 06/25/09 15:15 2 pgs
Fees: 13.00 Taxes: 1653.53
20090625-0059294

Witness my/our hand(s) this 19th day of June, 2009.

G. M. Reed & Sons, LLC

BY: _____, member
Gregory M. Reed, member

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2009, before me personally appeared Gregory M. Reed, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of G. M. Reed & Sons, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2009.

_____
Notary Public

My Commission Expires: 9/3/12

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN