WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

X _____
Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFFOON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

G-VRE-09-100

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
Todd F. Hughes	SUNTRUST MORTGAGE, INC.	
940 Gale Lane #100	(NAME) 401 COMMERCE ST., STE. 6100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) NASHVILLE, TN 37219	118-5-A-31.00 CO
(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 ANDREW S. MILLER AND HALINA OBREMSKEY MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD F. HUGHES, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING 14, UNIT C, ST. MARTIN SQUARE, REVISED, NOW KNOWN AS 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, REVISED AT INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW S. MILLER AND HALINA G. OBREMSKEY BY WARRANTY DEED FROM ALESSANDRO RUSTIONI, A SINGLE MAN, RECORDED ON THE 14TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060214-0017902, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. HALINA G. OBREMSKEY IS NOW MARRIED AND KNOWN AS HALINA OBREMSKEY MILLER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 4460, PAGE 186; BOOK 4611, PAGE 682; BOOK 4710, PAGE 244; BOOK 4711, PAGE 48; BOOK 4611, PAGE 674; AND INSTRUMENT NUMBER 20031107-0163683; AND 20031107-0163682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 940 Gale Lane #100, Nashville, Tennessee 37204
(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:T20090042667 DEEDWARR
Recvd: 06/25/09 15:31 2 pgs
Fees:13.00 Taxes:826.95
20090625-0059315

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

Andrew S. Miller

Halina Obremskey Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew S. Miller and Halina Obremskey Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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