Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090044767 DEEDWARR
Recvd: 07/02/09 16:09 2 pgs
Fees:13.00 Taxes:1165.50
20090702-0062119

39-B
File #09-1166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William M. Miller, III and wife, Terrill Michelle Miller**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Hefton, a married woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot 250 on the Final Plan of Riverwalk, Phase 3-C, as shown by the plat appearing of record in Instrument No. 20050706-0077607 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William M. Miller, III and wife, Terrill Michelle Miller by deed from the Craig Company dated December 15, 2006 of record in Instrument No. 20061219-0156142, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7720 Riverview Bend Drive, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2009.

William M. Miller, III

Terrill Michelle Miller

State of Tennessee)
County of Davidson)

On this 30th day of June, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William M. Miller, III and Terrill Michelle Miller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2009.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Ashley Hefton
7720 Riverview Bend Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
126-16-A-558CO