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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 08/06/09 12:36 3 pgs
Fees:18.00 Taxes:1369.00
20090806-0073984

W & I Ref:(DM) Title No: 50072
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Miller Crystal Miller 1504 Daventry Court Nashville, Tennessee 37221	Pinnacle National Bank 211 Commerce Street Ste 300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 142160A09600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Albert Harrison Johnson, III and spouse, Lisa A. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Miller and spouse, Crystal Miller** 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 No. 96 on the Plan of Phase Three, Devon Park of record in Book 6900, page 52, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert Harrison Johnson, III and wife, Lisa A. Johnson by warranty deed from William Cress Whitfield and wife, Mary G. Whitfield, dated April 14, 2005 and recorded on April 15, 2005 of record in Doc. No. 20050415-0042227, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 52, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Book 6908, page 59, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, Book 8276, page 53, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1504 Daventry Court, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2009.

7-31-2009
Albert Harrison Johnson, III

Lisa A. Johnson 7-31-2009
Lisa A. Johnson

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2009 , before me the undersigned authority, personally appeared Albert Harrison Johnson, III Lisa A. Johnson , 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2009

Tammy Duncan
Notary Public

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 IN

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.