BILL GARRETT, Davidson County
Trans:T20090059660 DEEDWARR
Recvd: 08/31/09 16:10 2 pgs
Fees:13.00 Taxes:1017.50

20090831-0081759

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2009. Notary Public My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map, Parcel Number:
Erik C. Milam 216 Boxmere Place Nashville, TN 37215	Same	132-130-0-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADVENT LAND CO., INC. A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ERIK C. MILAM AND WIFE, MICHELLE F. MILAM**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Oak Hill Valley Subdivision, of record in Plat Book 1835, Pages 15-16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Advent Land Company, Inc., a Tennessee corporation, by deed from Michael J. Stockhoff and wife, Jane P. Stockhoff, of record as Instrument No. 200710250126474, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 15, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1788, page 186, Register's Office for Davidson County, Tennessee, as amended by instrument recorded in Book 1809, page 539, in said Register's Office.

This is improved property known as: **908 Van Leer Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and does covenant with the said Grantees that it is lawfully seized 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; and further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of August, 2009.

ADVENT LAND COMPANY, INC.,
a Tennessee corporation

By: _____
Kevin B. Smith, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN B. SMITH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of August, 2009

(Seal)



My Commission Expires NOV. 22, 2010

_____
Notary Public

My Commission Expires: _____