WARRANTY DEED	STATE OF ~~Tennessee~~ VIRGINIA COUNTY OF ~~Davidson~~ ALBEMARLE THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,750.00 Affiant Subscribed and sworn to before me this 30th DAY OF July, 2009. Notary Public MY COMMISSION EXPIRES: NOVEMBER 30, 2013 (AFFIX SEAL)
G-KW-09-2020B8	

PATRICK O. KELLNER
Notary Public
Commonwealth of Virginia
246313
My Commission Expires Nov 30, 2013

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
Adam J. Miller	New Owner (NAME)	
2020 Beech Avenue #B-8	11	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	4	105100A20300CO
(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 LESLIE G. JACOBS N/K/A LESLIE J. FEE AND HUSBAND JAMISON A. FEE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM J. MILLER, UNMARRIED AND RAYMOND J. MILLER AND WIFE, MARY LOU FOX AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-8 OF THE BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AS AMENDED BY FIRST AMENDMENT OF RECORD IN BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION, THE BYLAWS APPENDED THERETO OF RECORD IN BOOK 11174, PAGE 328, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF BEECHTREE CONDOMINIUMS AS SHOWN ON THE EXHIBIT MAP TO THE FIRST AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 11680, PAGE 193, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LESLI G. JACOBS, UNMARRIED BY WARRANTY DEED FROM SETH NORMAN AND RUTHE B. CREIGHTON, BOTH UNMARRIED, RECORDED ON THE 3RD DAY OF MAY, 2005 IN INSTRUMENT NO. 20050503-0049105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LESLIE G. JACOBS HAVING SINCE MARRIED AND IS NOW KNOWN AS LESLIE J. FEE. JAMISON A. FEE SPOUSE OF LESLIE J. FEE JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO BY-LAWS OF RECORD IN BOOK 11174, PAGE 328, CHARTER OF RECORD IN BOOK 11163, PAGE 16, MASTER DEED IN BOOK 11174, PAGE 284 AMENDED IN BOOK 11680, PAGE 193, EASEMENT IN BOOK 3183, PAGE 65, CONVEYANCE OF OPEN SPACE IN INSTRUMENT NO. 20041230-0155036 AND ANY OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2020 Beech Avenue #B-8, 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:T20090060781 DEEDWARR
Recvd: 09/03/09 12:48 2 pgs
Fees:13.00 Taxes:398.68
20090903-0083100

Witness my/our hand(s) this 30th day of July, 2009.

Leslie G. Jacobs n/k/a Leslie J. Fee

Jamison A. Fee by Leslie J. Fee, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie G. Jacobs n/k/a Leslie J. Fee, 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 29 day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 29 day of July, 2009, before me personally appeared Leslie J. Fee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jamison A. Fee as per the Specific Power of Attorney of record in Instrument No. 20090903-0083099 and who acknowledged she executed the same as the free act and deed of the said Jamison A. Fee .

Witness my hand and official seal, this the 29 day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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