This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090548

Send Tax Bills To:
BAC
P.O. Box 10219
Van Nuys, CA 91410

BILL GARRETT, Davidson County
Trans:T20090065503 DEEDWARR
Recvd: 09/25/09 11:44 2 pgs
Fees:13.00 Taxes:595.70
20090925-0089287

New Owner is:
Amber Rae Miller
1123 Greenfield Avenue
Nashville, TN 37216

MAP: 072-03-0

PARCEL: 194.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Steven W. Allen, Administrator of the Estate of Helen Wakefield Allen** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amber Rae Miller, an unmarried person and Blake M. Taylor,an unmarried person as joint tenants** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 122 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 100 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Helen Wakefield Allen by Quitclaim Deed from Robert Wallace Wakefield, dated 7/8/94 and recorded 7/15/94 in Book 9408, page 219; and also to Helen Wakefield Allen by Quitclaim Deed from Harold Alvah Wakefield, dated 7/9/94 and recorded 7/15/94 in Book 9408, page 216; and previously conveyed to Helen Wakefield Allen, Robert Wallace Wakefield and Harold Alvah Wakefield by Quitclaim Deed from Mabel Simpkins Wakefield, dated 10/16/84 and recorded 10/17/84 in Book 6405, page 422; and previously conveyed to P. A. Wakefield by Warranty Deed from F. W. Englert and wife, Elizabeth Englert, dated 3/5/23 and recorded 3/8/23 in Book 612, page 317, Register's Office for Davidson County, Tennessee. The said P. A. Wakefield has since died intestate, leaving as his only heirs at law his widow, Mabel Simpkins Wakefield, and three children, Helen Wakefield Allen, Robert Wallace Wakefield and Harold Alvah Wakefield.

Improved property known as: **1123 Greenfield Avenue, Nashville, TN 37216**

SWA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and

forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of Sept., 2009.

GRANTOR(S):

Estate of Helen Allen Wakefield

Steven W Allen administrator
By: Steven W. Allen, Administrator

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Steven W. Allen, Administrator of the Estate of Helen Wakefield Allen** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 18th day of Sept., 2009.

NOTARY PUBLIC
My Commission Expires: 7.29.13

MY COMMISSION EXPIRES JULY 29, 2013
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TAMIRA J. PYSZKA

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$161,000.00**.

AFFIANT

SWORN TO ~~and subscribed~~ before me this the 18th day of Sept., 2009.

NOTARY PUBLIC
My commission expires: 7-29-13

MY COMMISSION EXPIRES JULY 29, 2013
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TAMIRA J. PYSZKA