WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/09 16:07 2 pgs
Fees:13.00 Taxes:703.00
20091001-0091403

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Jared Miller
Affiant

Subscribed and sworn to before me this 30th day of September, 2009

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jared D. Miller	Bank of America, N.A.	086-04-0B-020.00CO
5029 Sunset Way	9000 Southside Boulevard, Building 600	
Hermitage, TN 37076	Jacksonville, FL 32256	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gregory A. Houser and wife, Marsha P. Houser**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jared D. Miller and Lindsey V. Miller, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 117 on the plan of Section One, Sunset Oaks, of record in Book 7900, page 600, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory A. Houser and wife, Marsha P. Houser, by deed from Frank Batson Homes, Inc., on July 15, 1994, of record in Book 9420, page 904, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 086-04-0B-020.00CO.
- Subject to all matters as shown on the Plan of record in Book 7900, page 600, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9082, page 567, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 19991207-0300671, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20090514-0044347, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9082, page 589, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5029 Sunset Way, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 30, 2009.

Gregory Houser
Gregory A. Houser

Marsha Houser
Marsha P. Houser

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory A. Houser and Marsha P. Houser** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2009

My commission expires 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary's Signature

My commission expires: 04-15-12