BILL GARRETT, Davidson County
Trans:T20090068463 DEEDWARR
Recvd: 10/07/09 09:58 2 pgs
Fees:13.00 Taxes:3478.00
20091007-0093317

FROM: Derek W. Edwards and wife, Stephanie P. Edwards

TO: Patrick Miller

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Patrick Miller<br>227 Carden Avenue<br>Nashville, Tennessee 37205 | Same | Map 104-13<br>Parcel 38 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $940,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2009.

Notary Public

My Comm. Expires: 7/5/11

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Derek W. Edwards and wife, Stephanie P. Edwards, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Patrick Miller, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, Block F on the Plan of Bransford Realty Co.'s Subdivision of Lots in Blk E, F & G in Whitland Realty Co.'s Subdivision, as of record in Plat Book 547, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derek W. Edwards and wife, Stephanie P. Edwards, by deed from Martin Robert Felsenthal and wife, Amy Felsenthal, to Derek W. Edwards and Stephanie P. Moss, as joint tenants, of record as Instrument No. 20011205-0133926, said Register's Office, and be deed from Derek W. Edwards and Stephanie P. Edwards f/k/a Stephanie P. Moss, of record as Instrument No. 20030311-0032094, said Register's Office.

3123395.1

This is improved property located at 227 Carden Avenue, Tennessee 37205.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2009 Metropolitan Government Taxes.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hand this 6th day of October, 2009.

Derek W. Edwards

Stephanie P. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek W. Edwards and Stephanie P. Edwards, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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