Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

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

Notary Public
My commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodletsville, TN 37072-2027

03-0909-36210

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Elizabeth Audrey Preston<br>102 Westfield Drive<br>Nashville TN | First NB&E<br>1 Mortgage Way<br>Mt Laurel NJ 08054 | 128-13-0-A 102.00C0 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon Miller and wife, Amber Hamilton Miller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth Audrey Preston, hereinafter called the Grantees, their successors 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 Unit No. 102 together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly the Hamlet Condominiums) horizontal property regime established by Master Deed, of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Miller and Amber Hamilton by deed from Lois Jordan, dated April 7, 2004, recorded May 3, 2004, in Instrument No. 20040503-0050188, Register's Office for Davidson County, Tennessee. Brandon Miller and Amber Hamilton having since married.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 102 Westfield Drive, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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:T20090074248 DEEDWARR
Recvd: 11/02/09 09:04 2 pgs
Fees:13.00 Taxes:455.10
20091102-0100712

WITNESS my hand this ____ day of Oct. 30, 2009.

Brandon Miller

Amber Hamilton Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon Miller and Amber Hamilton Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of October, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13