03

Kathy Tittle

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **October, 2009** Notary Public MY COMMISSION EXPIRES: 2/11/13 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Miller and Natasha Miller	**FRANKLIN AMERICAN MORTGAGE**	126-15-A-11.00CO
(NAME)	(NAME)	
8040 Settlers Way	**501 CORPORATE CENTRE DR., #400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine B. Dougherty and Dennis J. Basila, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon Miller and wife, Natasha Miller,** hereinafter called the Grantees, their 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. 11, on the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, page 667 Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine B. Dougherty and Dennis J. Basila, married by Warranty Deed from Patrick W. Mahoney and wife, Catherine A. Mahoney, dated June 23rd, 2008 and recorded in Instrument No. 20080702-0068591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8040 Settlers Way, Nashville, TN 37221

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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:T20090075080 DEEDWARR
Recvd: 11/03/09 15:28 2 pgs
Fees:13.00 Taxes:721.50
20091103-0101682

Witness our hands this **30th** day of **October, 2009**

Katherine B. Dougherty

Katherine B. Dougherty

Dennis J. Basila

Dennis J. Basila

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Katherine B. Dougherty and Dennis J. Basila,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **October, 2009**

Notary Public

My commission expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010