WARRANTY DEED



My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2009

Notary Public:

MY COMMISSION EXPIRES: July 8, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andrew C. Miller	SunTrust Mortgage, Inc.	Parcel ID:
6416 Riverplace Drive	401 Commerce St., Ste. 6100	126160A00400CO
Nashville, TN 37221	Nashville, TN 37219	

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, we

Rick D. Cervinka and wife, Donna J. Cervinka

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Andrew C. Miller, Laura K. Miller, husband and wife
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:

BEING Lot No. 4, on the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rick D. Cervinka and Donna J. Cervinka, husband and wife by deed from Sudhir Bandi and Prathima Dhanasekaran, husband and wife, of record in Instrument 20060523-0060684, dated May 19, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638; Instrument 20061103-0136691; and Instrument 20061214-0154502, said Register's Office.

This conveyance is subject to all restrictions, easements, and planning documents of record and current year's taxes and subsequent years, a lien not yet due and payable.

Unimproved ( )

This is Improved (X) property, known as 6416 Riverplace Drive, 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, have 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.

Witness our hands this 21st day of December, 2009.

Rick D. Cervinka

Donna J. Cervinka

BILL GARRETT, Davidson County
Trans: T20090086247 DEEDWARR
Recvd: 12/22/09 15:51 2 pgs
Fees: 13.00 Taxes: 1350.50

20091222-0116586

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 Rick D. Cervinka and Donna J. Cervinka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2009.

My Commission Expires: 11/7/12

Notary Public

