WARRANTY DEED

RETURN TO / PREPARED BY:
Bridgehouse Title and Escrow Company, Inc.
[illegible] Richard Jones Rd., Ste. 110
[illegible] TN 37215 29272
[illegible] File #
[illegible] County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 02/03

(AFFIX SEAL)

AMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Ross Miller	FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE	186-04-A 25.00 CO
(NAME)	(NAME)	
8036 Canonbury Dr.	3 CORPORATE SQUARE, SUITE 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	ATLANTA, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brian Chastain and Jessica Chastain, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stuart Ross Miller and wife, Krystal 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. 210 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Brian Chastain and Jessica Chastain, husband and wife, by Warranty Deed from Brookhaven Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20061120-0143516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20060315-0029572 and corrected in 20060427-0048557; restrictions of record in Instrument No. 20060306-0025388 and 20070202-0014304; easement agreement of record in Instrument No. 20060317-0030915; easement and contribution agreement of record in Instrument No. 20050816-0096915; notice of completion of record in Instrument No. 20061120-0143515; stormwater detention agreement of record in Instrument No. 20060427-0048083; quitclaim deed to HOA for open space of record in Instrument No. 20071220-0145868; PUD boundary plat of record in Instrument No. 20050920-0113225; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8036 Canonbury Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans: T20100005072 DEEDWARR
Recvd: 01/26/10 11:25 2 pgs
Fees: 13.00 Taxes: 1065.60

20100126-0006615

Witness our hands this 22nd day of January, 2010.

Brian Chastain

Jessica Chastain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Chastain and Jessica Chastain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that Brian Chastain and Jessica Chastain executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2010.

Notary Public

My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012