BILL GARRETT, Davidson County
Trans:T20100008670 DEEDWARRSP
Recvd: 02/11/10 14:32 2 pgs
Fees:13.00 Taxes:314.50
20100211-0010903

This instrument prepared by:
~~(And return to:)~~

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
WBH, LLC 9050 Carothers Pkwy Suite 104 #35 Franklin, TN 37067	SAME	Map 83 Group 13 Parcel 64

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rose Marie Miller, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto WBH, LLC, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Spring Park Subdivision of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 50 feet on the westerly side of 14th Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Rose Marie Miller by Quitclaim Deed from John Thomas Scalf of record as Instrument No. 20090226-0017075, in the Register's Office for Davidson County, Tennessee, dated February 25, 2009.

This is XX improved property known as: 112 S 14th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, heirs, successors and assigns, forever; and Grantor does covenant with Grantee that is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

The legal description provided herein is exactly the same as in the prior recorded deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 my hand this 9th day of February, 2010.

SELLER:

Rose Marie Miller

Rose Marie Miller

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 Rose Marie Miller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2010.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

7/24/2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $85,000.00.

Affiant

Subscribed and sworn before me this 9TH day of February, 2010.

NOTARY PUBLIC

My Commission Expires: 9/25/10

JAMIE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.