WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,900.00

Janet Frank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2010

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(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:
Janet Frank	WR Starkey Mortgage, L.L.P.	Parcel ID:
113 Commonwealth Court	5055 W. Park Blvd.; Ste 300	126150B16400CO
Nashville, TN 37221	Plano, TX 75093	

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

Andrew C. Miller and wife, Laura K. Miller

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Janet Frank , married

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. 164, on the Plan of Lexington Point, Section One, of record in Instrument 20000830-0085624, 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 Andrew C. Miller and wife, Laura K. Miller by deed from Pete Wilson, a married man, and Brandi Wilson, his wife, of record in Instrument 20050525-0059105, dated May 11, 2005, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200001018-0103445; Instrument 20010522-0052909; Instrument 20020219-0021061; and Instrument 20020214-0019754, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000830-0085624, said Register's Office; (3) All matters of record in Chancery Book 1, Page 121, said Register's Office; (4) Easement for Ingress/Egress of record in Book 11669, Page 837, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20020729-0090372, Register's Office for said County; (6) TVA Line Easement of record in Book 4230, Page 987; Book 4205, Page 184; Book 4226, Page 715; and Book 4257, Page 647, Register's Office for said County; (7) Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404; Book 7526, Page 315, 318, and 324, Register's Office for said County; (8) Easement to TN Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 113 Commonwealth Court, 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.

BILL GARRETT, Davidson County
Trans:T20100023349 DEEDWARR
Recvd: 04/20/10 11:37 2 pgs
Fees:13.00 Taxes:691.53
20100420-0029733

Witness our hands this 16th day of April, 2010.

Andrew C. Miller

Laura K. 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 Andrew C. Miller and Laura K. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.