03

Realty Title

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100026113 DEEDWARR
Recvd: 04/30/10 16:00 1 pgs
Fees:13.00 Taxes:507.27
20100430-0033260

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Harris 830 Seymour Avenue Nashville, Tennessee 37207	MAGNA BANK P.O. BOX 17257 MEMPHIS, TN 38187-0257	082-08-0-093.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER AND JULIE MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CHARLES HARRIS**, hereinafter called the Grantee, his heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 of Block A on the Plan of Nashville Trust Company's Subdivision of the A.W. Shryer Property, of record in Book 843, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffery S. Miller and wife, Julie Miller, by Warranty Deed from Cornerstone Investments, Inc. of record in Instrument No. 200909080084155, dated 9/4/2009, Register's Office for Davidson County, Tennessee.

This is improved property known as **830 Seymour Avenue, Nashville, Tennessee 37207.**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **22nd** day of **April, 2010**:

Jeffery S. Miller by Micah Phillips attorney in fact — Julie Miller by Micah Phillips attorney-in-fact

Jeffery S. Miller, by Micah Phillips, Attorney in Fact

Julie Miller, by Micah Phillips, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF _____

On this 22 day of April, 2010, before me personally appeared **JEFFERY S. MILLER** and **JULIE MILLER**, by **MICAH PHILLIPS**, as their Attorney In Fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JEFFERY S. MILLER AND JULIE MILLER**, and who acknowledged that such person executed the same as the free act and deed of **JEFFERY S. MILLER** and **JULIE MILLER**.

Notary Public

My Commission Expires: 6/29/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $137,100.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2010:

Notary Public

My Commission Expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013