03

Realty Title

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this 17th day of May, 2010.

Notary Public
My Commission Expires: 01/09/12

STATE OF TENNESSEE LEE E. CRAWFORD NOTARY PUBLIC LARGE

10-0114

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bonnie Bivens	WR STARKEY MORTGAGE, LLP	171-3-A
4916 Manassas Circle	5055 W. PARK BLVD, #300	80.00CO
Brentwood, TN 37027	PLANO, TX 75093	

WARRANTY DEED

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 **Helen W. Miller, a widow**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bonnie Bivens, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Section Three, Fredericksburg, of record in Book 7900, Page 509; amended in Book 7900, Page 691 (Errantly listed as Page 641 in prior Deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen W. Miller, married, by deed from Radnor Homes, Inc., dated May 2, 1995, of record in Book 10314, Page 511, Register's Office for Davidson County, Tennessee. Helen W. Miller is now a widow.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4916 Manassas Circle, Brentwood, TN 37027.**

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:T20100030307 DEEDWARR
Recvd: 05/20/10 08:32 2 pgs
Fees:13.00 Taxes:1017.50
20100520-0038842

Witness our hands this 17th day of May, 2010.

Helen W. Miller

Helen W. 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 **Helen W. Miller**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of May, 2010.

Lee E. Cranford

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

