BILL GARRETT, Davidson County
Trans: T20100033244 DEEDWARR
Recvd: 06/02/10 12:00 2 pgs
Fees: 13.00 Taxes: 2009.10
20100602-0042403

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50470
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamen Parker Miller Elizabeth Thomas Miller 47 Concord Park East Nashville, Tennessee 37205	Farmington Financial Group 2323 21st Avenue South Suite 301 Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 116080B04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$543,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lloyd H. Ramsey and spouse, Marie-Luise E. Ramsey,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamen Parker Miller and spouse, Elizabeth Thomas Miller** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sugartree Phase II of record in Book 4860, pages 79 and 80, and amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5191, page 412, Book 5169, page 426, Book 5222, page 468, Book 5238, page 93 Register's Office for said County, to which Plan and Amendments reference is made for a complete description.

Being the same property conveyed to Dr. Lloyd H. Ramsey and wife, Marie-Luise E. Ramsey, by Warranty Deed from Evelyn G. Beall, unmarried, dated November 4, 2005 and recorded on November 7, 2005, of record in Doc. No. 20051107-0134631, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 79 and 80, and amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5191, page 412, Book 5169, page 426, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is made for a complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688 Book 5087, page 220, Book 5125, page 401 Book 4874, page 463, Book 5514, page 138 Book 5691, page 61, Book 11758, page 466 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 47 Concord Park East, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2010.

Lloyd H. Ramsey

Marie-Luise E. Ramsey

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2010 , before me the undersigned authority, personally appeared Lloyd H. Ramsey and Marie-Luise E. Ramsey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $543,000.00

Affiant

Sworn and subscribed before me this the 28th day of May, 2010

Notary Public

My Commission Expires: 9/8/2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.