BILL GARRETT, Davidson County
Trans:T20100038780 DEEDWARR
Recvd: 06/25/10 10:16 2 pgs
Fees:13.00 Taxes:499.50
20100625-0049731

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Philip B. Milam
5845 Nolensville Pike, Apt. 401
Nashville, TN 37211

SEND TAX BILL TO:
new owner

Tax ID: 161-16-OA-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Melinda N. Porter and husband, Matthew L. Porter,** has this day bargained and sold, and does hereby transfer and convey unto **Philip B. Milam, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 118, Building 19 on the Plan of Townhomes of Shadow Glen as shown on Exhibit "A1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200403150029248, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument 200407200086706, corrected in Instrument 200403170030572, supplemented in Instrument 200407130083179, corrected in Instrument 20040720086707, further supplemented in Instrument 00410210126776, Instrument 200410250128065, Instrument 200501180005927, Instrument 200503170029206, Instrument 200504250045905, Instrument 20050520056887, and 200510070121715, 200511070134921, 200512060147464 and 200601240009112, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Melinda N. Seifert and Matthew L. Porter by deed dated from Beazer Homes Corp., a Tennessee corporation, of record in Instrument 20060620-0073405, Register's Office for Davidson County, Tennessee, dated June 15, 2006.

Melinda N. Seifert and Melinda N. Porter is the same person.

This is improved property known as **5845 Nolensville Pike, Apt. 401 Nashville, TN 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 38, and restrictions in Book 8064, page 815, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of June, 2010

Melinda N. Porter

Melinda N. Porter

Matthew L. Porter

Matthew L. Porter

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Melinda N. Porter and Matthew L. Porter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of June, 2010.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of June, 2010.

NOTARY PUBLIC

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14