THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

ADDRESS NEW OWNER
Karen D. Miller
5705 Greystone Street
Antioch, TN 37013

MORTGAGEE

BILL GARRETT, Davidson County
Trans:T20100052787 DEEDWARR
Recvd: 08/25/10 09:53 2 pgs
Fees:13.00 Taxes:355.20
20100825-0067204

SEND TAX BILLS
First Guaranty Mtg Corp.
8180 Greensboro Drive Ste. 508
McLean, VA 22102

MAP-PARCEL:
165-14-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Kent, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Karen D. Miller, unmarried,** 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:

Described property located in Davidson County, Tennessee, to wit:

Lot No. 63 on the Plan of Peppertree Forest Subdivision, Section Number One, of record in Plat Book 6900, page 974, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Kent by deed from the Department of Housing and Urban Development dated March 31, 2004 and filed in Instrument Number 200404070039437, Register's Office for Wilson County, Tennessee.

The spouse of John Kent is not required to sign on this transaction since the property being conveyed is not, nor ever has been, a marital residence.

Said property is subject to declarations, covenants, conditions and restrictions of record in Book 7982, page 736, and Book 8757, page 607; property is subject to all other matters as of record in Plat Book 6900, page 974, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5705 Greystone Street Antioch, TN 37013.**

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.

Witness our hands this 13th day of August, 2010.

John Kent

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Kent, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2010.

NOTARY PUBLIC

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $96,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 11-29-2011

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY