Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100055392 DEEDWARR
Recvd: 09/03/10 11:05 2 pgs
Fees:13.00 Taxes:447.70
20100903-0070243

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

Subscribed and sworn to before me, this 31 day of August, 2010.

Notary Public
My commission expires: 12/23/12

06-1008-74008

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jon Burr<br>3879 Priest Lake Drive<br>Nashville TN 37217 | Platinum Mortgage<br>109 Spenryn Dr. Ste B<br>Madison AL 35758 | 136.03.0.036.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gloria J. Miller, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jon Burr, a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, Pages 15, 16, and 17, (current deed incorrectly references Plat Book 4175, Pages 15, 16, and 17), Register's Office for said County, to which plan reference is hereby made for a more complete description and described according to a survey of John Kohl, dated September 22, 1972, as follows:to which plan reference is hereby made for a more complete description.

BEGINNING at a point in the easterly margin of Priest Lake Drive, being the common corner of Lots 147 and 148; thence with the line between said lots, southeasterly 136.48 feet to a point; thence southwesterly 24.45 feet to a concrete monument; thence south 38 feet to a point, being the southerly rear corner of Lot 148; thence with the line between Lots 148 and 149, thence westerly 130.68 feet to a point in the easterly margin of Priest Lake Drive; thence with the margin of said drive, along a slight curve, northerly 121.2 feet to the point of beginning.

Being the same property conveyed to Jack E. Miller and wife, Gloria J. Miller by deed from United Builders, Inc., dated October 10, 1972, recorded October 11, 1972, of record in Book 4645, Page 777, Register's Office for Davidson County, Tennessee. Jack E. Miller is now deceased having died on December 15, 2009, as evidenced by Certificate of Death issued by the Tennessee Department of Health.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3879 Priest Lake Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of August, 2010.

Gloria J. Miller

**Gloria J. Miller**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gloria J. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of August, 2010.

Notary Public

My Commission expires: 01/17/12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.