BILL GARRETT, Davidson County
Trans:T20100056253 DEEDWARR
Recvd: 09/08/10 10:49 2 pgs
Fees:13.00 Taxes:388.50
20100908-0071386

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0078H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st **day of** September, **2010**

Notary Public
My Commission Expires: My Commission Expires November 22, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

ADDRESS OF NEW OWNER:
Gloria J. Miller
703 Laurel Hill Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

MAP & PARCEL
Map 064-13-0B
Parcel 081.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Bonnie J. Naff, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gloria J. Miller, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 all of Unit No. 703, on the plan of Laurel Hill Courtyard Homes, filed of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bonnie J. Naff, unmarried by Warranty Deed dated August 11, 1995 from Michael L. Steelman and wife, Nina Steelman and filed of record in Book 9761, Page 611, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: 2010 Real Property Taxes for the County of Davidson, and every year thereafter; Subject to any and all matters on plan of record filed in Plat Book 6900, Page 573, said Register's Office; Subject to any and all matters on Master Deed of record in Book 7466, Page 438, as amended in Book 7717, Page 82, and restated in Book 8199, Page 779, said Register's Office; Charter of HOA Filed in Book 7872, Page 388, amended in Book 8209, Page 228, said Register's Office; Utility line easement filed in Instrument No. 20010607-0059700; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 703 Laurel Hill Drive Old Hickory TN 37138.

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, her heirs and assigns forever; and I so covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signed this the 1 **day of** September **, 2010.**

Bonnie J. Naff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie J. Naff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 1 **day of** September**, 2010.**

Notary Public
Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
DAVIDSON COUNTY

My Commission Expires November 22, 2010