WARRANTY DEED

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

R-RE-10-3040

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawnnellias Burgess	New Owner (NAME)	
3040 Cody Hill Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	172-12-B-334.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THOMAS STERLING MILLS AND LESLIE L. MILLS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWNNELLIAS BURGESS , _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 231, BRADFORD HILLS, SECTION FOURTEEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 739, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS STERLING MILLS AND WIFE, LESLIE L. MILLS BY WARRANTY DEED FROM CRAIG S. GUTH AND WIFE, CAROLYN R. GUTH, RECORDED ON THE 26TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070726-0088806, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 7900, PAGE 739; BOOK 7900, PAGE 6; BOOK 8069, PAGE 170; BOOK 9384, PAGE 290; BOOK 8071, PAGE 531; BOOK 8071, PAGE 520; BOOK 8377, PAGE 769; BOOK 8377, PAGE 808; BOOK 9779, PAGE 672; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 3040 Cody Hill Road, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100063026 DEEDWARR
Recvd: 10/05/10 14:13 2 pgs
Fees:13.00 Taxes:721.50
20101005-0079714

Witness my/our hand(s) this 30th day of September, 2010.

Thomas Sterling Mills by Leslie Mills as his Attorney in Fact

Thomas Sterling Mills by Leslie Mills as Attorney in FAct

Leslie L. Mills

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Thomas Sterling Mills~~ and Leslie L. Mills, the within named bargainor, 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 the 30th day of September, 2010.

Notary Public

My Commission Expires: 5-20-14
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LESLIE MILLS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS STERLING MILLS and who acknowledged he/she/they executed the same as the free act and deed of the said TTHOMAS STERLING MILLS.

Witness my hand and official seal, this the 30th day of September, 2010.

Notary Public

My Commission Expires: 5-20-14
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903