BILL GARRETT, Davidson County
Trans:T20110007388 DEEDWARR
Recvd: 02/04/11 09:32 2 pgs
Fees:13.00 Taxes:314.50
20110204-0010049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Title and Escrow, LLC
109 Kenner Avenue, Suite 201
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris M. Chaput, a single woman	Same address (NAME)	16206000300
5065 Luker Lane (ADDRESS)	as new owner (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brent L. Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chris M. Chaput, a single woman, hereinafter called the Grantees, 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 67, COLEWOOD ACRES, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 59, 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 BRENT L. MILLER, UNMARRIED BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 4TH DAY OF MARCH, 2008, IN INSTRUMENT NO. 20080304-0021520, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5065 Luker Lane, Antioch, TN 37013
(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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 18th day of January, 2011.

Brent L. Miller

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Brent L. Miller personally appeared before me this 18th day of Jan, 2011, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of January, 2011.

Connie Hooper
Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

~~RETURN TO:~~
Affordable Title and Escrow, LLC
109 Kenner Avenue, Suite 201
Nashville, TN 37203

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027