STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF February, 2011.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G11-1831D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/18/11 09:15 3 pgs
Fees:18.00 Taxes:480.63
20110218-0013806

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abby E. Miller, an unmarried woman (NAME)	First Community Mortgage (NAME)	98-2-36
5220 Lana Renee Court (STREET ADDRESS)	275 Robert Rose Drive (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charlene S. Richardson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abby E. Miller, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of ROXBOROUGH EAST, PHASE I, as shown by plat of record in Plat Book 7900, Page 311, and amended in Book 8250, page 359, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charlene S. Richardson, unmarried from William E. Hackler and Gennetta R. Hackler, married, by Deed dated March 10, 1997, in Book 10377, Page 391, in the Register's Office for Davidson County, Tennessee.

Charlene S. Richardson, Charlene H. Richardson, and Charlene Richard is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Charlene S. Richardson is signed by her duly appointed Attorney-in-fact Vonda Sue Richardson, pursuant to the Power of Attorney recorded in Instrument #_____ said Register's Office.
This is improved property, known as 5220 Lana Renee Court, Hermitage, TN 37076.

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. Whenever 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/our hand(s) this 14th day of February, 2011.

CHARLENE S. RICHARDSON

By: Charlene A. Richardson by Vonda Sue Richardson
Vonda Sue Richardson, Attorney-in-Fact
Attorney-in-fact

February 14, 2011
Date

STATE OF TEXAS

COUNTY OF TRAVIS }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Vonda Sue Richardson, Attorney-in-Fact for Charlene S. Richardson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2011.

My Commission Expires: 10-27-14

Notary Public

KEITH W. TOWNLEY
MY COMMISSION EXPIRES
October 27, 2014

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission Expires: 9/2/2013