Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110014414 DEEDWARR
Recvd: 03/10/11 09:58 2 pgs
Fees:13.00 Taxes:647.50
20110310-0019120

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2011.

Notary Public
My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

03-1004-36486

Address of New Owner:	Send Tax Bills to:	Tax Information
Anne Miller 1729 6th Avenue North Nashville TN 37208	Same	81-08-0-515

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, Marcus A. Robertson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anne Miller and husband, Ross Miller, 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. 196-B on the Plan of Zone Lot Division, Lot No. 196, North Nashville Real Estate Co. Plan of Lots, of record in Book 21, Page 105 and amended in Book 6200, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus A. Robertson by deed from Brush Branch Properties, LLC, dated June 11, 2008, recorded June 13, 2008 in Instrument No. 20080613-0061032, Register's Office for Davidson County, Tennessee.

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 1729 6th Avenue North, Nashville, TN 37208

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 2nd day of March, 2011.

Marcus A. Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 2nd day of March, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

