BILL GARRETT, Davidson County
Trans:T20110019785 DEEDWARR
Recvd: 04/05/11 10:06 2 pgs
Fees:13.00 Taxes:1202.50
20110405-0026034

WARRANTY DEED

R-VRES-11-1400-112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANIEL DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Glenn Miller	Glenn Miller	
1169 Pencil Factory Road (ADDRESS)	(NAME) 1169 Pencil Factory Road (ADDRESS)	
Big Sandy, TN 38221-4323 (CITY) (STATE) (ZIP)	Big Sandy, TN 38221-4323 (CITY) (STATE) (ZIP)	81-12-B-112.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH J. DALE AND KENNETH R. DALE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLENN MILLER AND JEAN MILLER, HUSBAND AND WIFE , 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 UNIT NO. 112, TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT #20031023-0157113, AS AMENDED IN INSTRUMENT #20040521-0059936, INSTRUMENT #20040712-0082926, INSTRUMENT #20050202-0012489, INSTRUMENT #20051230-0156950 AND INSTRUMENT #20060901-0108138, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH J. DALE, MARRIED BY WARRANTY DEED FROM THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 1ST DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040601-0064101, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 280; MASTER DEED OF RECORD IN INSTRUMENT NO. 20031023-0157113 AMENDED BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20040521-0059936; INSTRUMENT NO. 20040712-0082926, INSTRUMENT NO. 20050202-00112489, INSTRUMENT NO. 20051230-0156950, INSTRUMENT NO. 20060901-0108138; CHARTER OF RECORD IN INSTRUMENT NO. 20031027-0157822; EASEMENTS IN BOOK 175, PAGE 137, BOOK 1291, PAGE 593, BOOK 4718, PAGE 619, INSTRUMENT NO. 20031023-0157114, INSTRUMENT NO. 20050202-0012491, INSTRUMENT NO. 20090526-0048097, INSTRUMENT NO. 20090526-0048069 AND ANY OTHER EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1400 Rosa L. Parks Blvd #112, Nashville, Tennessee 37208
(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.

Witness my/our hand(s) this 31st day of March, 2011.

Deborah J. Dale by John Gleaves,
Attorney in Fact

Kenneth R. Dale by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2011, before me personally appeared John Gleaves 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 Deborah J. Dale and Kenneth R. Dale as per the Power of Attorney of record in Instrument No. 20110405002603 3 and who acknowledged he executed the same as the free act and deed of the said Deborah J. Dale and Kenneth R. Dale.

Witness my hand and official seal, this the 31st day of March, 2011.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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