This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL: 119-14-2

Davidson County DEEDWARR
Recvd: 04/26/11 10:43 3 pgs
Fees:18.00 Taxes:146.15
20110426-0031757

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Brent Miller
2911 Simmons Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Brent Miller
310 Radnor St, Ste. 12
Nashville, TN 37211

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ANDREW TILGHMAN, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BRENT MILLER, MARRIED** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 2 of Block "H" on the Plan of Woodbine Courts, Section 2 not of record, described according to survey made by Blanchard and Parrish, Engineers, as follows:

BEGINNING on the westerly margin of Simmons Avenue at the southeast corner of the property conveyed to E. L. Ellison and wife, Theo V. Ellison by deed from Phillip Saindon and wife, of record in Book 1450, page 304 Register's Office for said County, being the corner of Lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots westwardly 150 feet; thence south 2 degrees 22' west 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 150 feet to the westerly margin of Simmons Avenue; thence with the same northwardly 100 feet to the beginning.

BEING the same property conveyed to Andrew Tilghman by Warranty Deed from Donald R. Joynes and Paul R. Odum dated March 4, 2011 and appearing of record in Instrument Number 20110304-0017583 in the Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS INVESTMENT PROPERTY AND THE GRANTOR HAS NEVER LIVED IN THE PREMISES.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 2911 Simmons Avenue, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18th day of April, 2011

Andrew Tilghman

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Andrew Tilghman, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18th day of April, 2011

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of April, 2011

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/23/11
Date

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

