WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/11 14:31 2 pgs
Fees:13.00 Taxes:600.88
20110617-0046755

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $162,400.00.

x _____
Affiant

Subscribed and sworn to before me this 15th day of June, 2011.

_____
Notary Public
My Commission expires: 9/3/2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Susan Mitchell Miller	SAME	102-08-0-044.00
825 Russleo Drive		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Gilbert, Jr., individually and as Successor Executor of the Estate of Robert Leslie Morris, Jr., and as Co-Executor of the Estate of Charles E. Gilbert, Sr.; and Leslie G. West, individually and as Co-Executor of the Estate of Charles E. Gilbert, Sr.,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Susan Mitchell Miller and husband, Matthew Joseph Miller**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 on the plan of Section IV of Horton Heights, of record in Book 1835, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 120 feet on the southerly side of Russleo Drive and extends back between lines 144.6 feet on the easterly side and 253 feet on the westerly side to a dead line in the rear, on which it measures 150.6 feet.

Being the same property conveyed to Robert Leslie Morris, Jr. and wife, Bruce H. Morris, by deed from Joseph D. Dillingham and wife, Rebecca Lampley Dillingham, dated September 22, 1959 of record in Book 2962, page 75, Register's Office for Davidson County, Tennessee. The said Bruce H. Morris having died leaving property to Robert Leslie Morris, Jr. by right of survivorship. The said Robert Leslie Morris, Jr. having died testate on March 14, 2010. His Last Will and Testament, leaving said property to Charles E. Gilbert, Sr. (a 50% interest), Charles E. Gilbert, Jr. (a 25% interest) and Leslie G. West (a 25% interest) was entered into probate at Cause No. 10P-429, Probate Court of Davidson County, Tennessee. Charles E. Gilbert, Sr. qualified as Executor of the Estate on March 31, 2010. The said Charles E. Gilbert, Sr. having died testate on November 21, 2010. His Last Will and Testament, leaving his 50% interest in said property to Charles E. Gilbert, Jr. and Leslie G. West was entered into probate at Cause No. 10P1780, Probate Court of Davidson County, Tennessee. Charles E. Gilbert, Jr. and Leslie G. West qualified as Co-Executors of the Estate on December 6, 2010, and Charles E. Gilbert, Jr. qualified as Successor Executor for the Estate of Robert Leslie Morris, Jr. on December 6, 2010 and do hereby execute this deed pursuant to the authority granted to them, respectively.

Succession of title also referenced by affidavits of record in Instrument Number 20101015-0082582, and in Instrument Number 20110311-0019697, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 129, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Instrument recorded in Book 2087, page 566, and Book 2093, page 49, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4288, page 260, Register's Office for Davidso County, Tennessee.

This is improved property known as: **825 Russleo Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 15, 2011.

Charles E. Gilbert Jr., individually and as Successor Executor of the Estate of Robert Leslie Morris, Jr.; and as Co-Executor of the Estate of Charles E. Gilbert, Sr.

Leslie G. West, individually and as Co-Executor of the Estate of Charles E. Gilbert, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Gilbert, Jr., individually and as Successor Executor of the Estate of Robert Leslie Morris, Jr., and as Co-Executor of the Estate of Charles E. Gilbert, Sr.; and Leslie G. West, individually and as Co-Executor of the Estate of Charles E. Gilbert, Sr.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2011

My commission expires 8/23/11

Notary Public

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

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY