THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30089-06-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Matthew Miller Frances S. Miller 1204 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 100 13000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard H. Critchlow and wife, Deirdre F. Critchlow**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Miller and wife, Frances S. Miller** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1204 Chickering Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2011.

Richard H. Critchlow by Steve G. Fridrich

Richard H. Critchlow
BY: Steve G. Fridrich, Attorney-In-Fact

Deirdre F. Critchlow by Steve G. Fridrich

Deirdre F. Critchlow
BY: Steve G. Fridrich, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20110039497 DEEDWARR
Recvd: 07/01/11 09:32 2 pgs
Fees:13.00 Taxes:7585.00
20110701-0050413

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve G. Fridrich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Richard H. Critchlow and Deirdre F. Critchlow, and is authorized by the said Richard H. Critchlow and Deirdre F. Critchlow to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of June, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Belle Meade, Block 4, Section 10, of record in Plat Book 5200, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard H. Critchlow and wife, Deirdre F. Critchlow, by deed dated July 1, 2003, from Ian Brick and wife, Katherine Brick, of record in Instrument No. 20030707-0093221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 5200, page 129, Register's Office for Davidson County, Tennessee.