BILL GARRETT, Davidson County
Trans:T20110057576 DEEDWARR
Recvd: 09/16/11 09:40 4 pgs
Fees:23.00 Taxes:270.10
20110916-0071985

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address and mail tax statements to:
JONI L. BROWN
1418 OCOEE TRAIL
MADISON, TN 37115
Customer Reference Number Ocoee Trail

Property Tax ID#: 09402001500

WARRANTY DEED

This instrument, made and entered into on this the 13th day of September, 2011, by and between ERIC A. MILLER, a single man, Grantor, and JONI L. BROWN, a single person, whose address is 1418 OCOEE TRAIL, MADISON, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 73,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1418 OCOEE TRAIL, MADISON, TN 37115

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

EAM

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Eric A. Miller

ERIC A. MILLER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, ERIC A. MILLER, a single man, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 13th day of September 2011.

JANA DRURY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Jana Drury

Notary Public
My Commission Expires

MY COMMISSION EXPIRES: March 19, 2012

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $73,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Eric A. Miller

Affiant

Subscribed and sworn to before me this the 13th day of September, 2011.

JANA DRURY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Jana Drury

Notary Public
My Commission Expires:

MY COMMISSION EXPIRES: March 19, 2012

Name and Address of Property Owner:
Joni L. Brown
1418 Ocoee Trail
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
First Community Mortgage, INc.
275 Robert Rose Drive
Murfreesboro, TN 37219

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EAM

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-4101a

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Nawakwa Hills Powwow Addition, Section No. 1, of record in Plat Book 843, Page 79, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Eric A. Miller, an unmarried man by Warranty Deed from James S. Lancaster, unmarried dated 8/30/2007 and recorded on 9/6/2007 in Instrument No. 20070906-0107272, Register's Office for Davidson County, Tennessee.