03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 2nd **day of** November, **2011.**

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-1110-37370

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Chesnut Enterprises LLC 4259 Columbia Pike Franklin, TN 37064	New Owner	131-07-0 046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry G. Miller and wife, Elaine B. Miller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chesnut Enterprises LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lone Oak Court, of record in Book 3300, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry G. Miller and wife, Elaine B. Miller by deed from Paul Francis Brien and wife, Bernice B. Brien, dated December 9, 2005, recorded December 12, 2005, of record in Instrument No. 20051212-0149142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4312 Lone Oak Rd., Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20110069518 DEEDWARR
Recvd: 11/04/11 09:20 2 pgs
Fees:13.00 Taxes:1202.50
20111104-0086116

WITNESS my hand this 28 day of October, 2011.

Larry G. Miller

Elaine B. Miller

STATE OF MISSOURI
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry G. Miller and Elaine B. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in St. Charles, MO, this 28th day of October 2011.
(city)

Danielle M Fowler
Notary Public
State of Missouri at Large

My Commission expires: 11-11-12

DANIELLE M. FOWLER
Notary Public – Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: November 11, 2012
Commission Number: 08677665