(1)

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110075427 DEEDQC
Recvd: 11/30/11 13:55 2 pgs
Fees:12.00 Taxes:0.00
20111130-0093165

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Garrett Ross Miller 204 Morton Avenue Nashville, Tennessee 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	119-14-0-329.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RONALD VEAZEY MILLER**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **GARRETT ROSS MILLER**, married, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the South part of Lot No. 88 on the Map of Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee and described as follows:

Said south part of Lot 88 fronts 50 feet on the northerly side of East Mortgage Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Garrett Ross Miller, unmarried, and Ronald Veazey Miller, married, as joint tenants with right of survivorship, by Warranty Deed from Ronnie R. Eastes and Sandra Fay Eastes, husband and wife, of record in Instrument No. 20080627-0066695, dated 6/16/2008, Register's Office for Davidson County, Tennessee. Note that this was never Ronald Veazey Miller residence.

This is improved property known as **204 Morton Avenue, Nashville, Tennessee 37211**.

Witness my hand this 9th day of **November, 2011**:

Ronald Veazey Miller
Ronald Veazey Miller

MELISSA M. CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

Melissa M. Chandler
Nov 09, 2011
My Commission Expires 02/04/2015

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD VEAZEY MILLER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4th day of November, 2011:

Melissa M. Chandler
Notary Public

My Commission Expires: 02/04/2015

Affidavit Regarding Consideration

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Ronald V. Miller
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2011:

Melissa M. Chandler
Notary Public

My Commission Expires: 02/04/2015