Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT11200621

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120003575 DEEDWARR
Recvd: 01/17/12 09:25 3 pgs
Fees:18.00 Taxes:732.23
20120117-0004281

ADDRESS NEW OWNER:
Brett A. Miller
539 Skyview Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Magna Bank
PO Box 17257
Memphis, TN 38187-1257

MAP 83-11
GROUP
PARCEL 74.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua M. Hayden and Anna Caruso Hayden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brett A. Miller and Wendy Miller, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **539 Skyview Drive, Nashville, Tennessee 37206.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS our hands this the **13th** day of **January, 2012.**

Joshua M. Hayden

Anna Caruso Hayden, by Joshua M. Hayden, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua M. Hayden**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledges that he is the Attorney in Fact for his wife, **Anna Caruso Hayden,** and as Attorney in fact he executed the with in Warranty Deed by signing the name of **Anna Caruso Hayden**, as her free act and deed for the purposes therein contained

WITNESS my hand and official seal this 13th day of January, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $197,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of January, 2012.

Robert M. Loffi
NOTARY PUBLIC 5-8-12

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 11 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

SAID Lot No. 11 fronts 80.5 feet on the easterly side of Skyview Drive and runs back between lines, 150 feet on the north line and 153 feet on the south line in the rear and measures 84 feet thereon.

BEING the same property conveyed to Joshua M. Hayden and wife, Anna Carusa Hayden by Warranty Deed from Patricia E. Crotwell, a single person, dated 9/26/07 and recorded 10/1/07 in Instrument Number 20071001-0116075, Register's Office for Davidson County, Tennessee.