RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-111200622

WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of January, 2012

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Patrick Hunt **1614 Eastside Ave.** **Nashville, TN 37206**	FRANKLIN AMERICAN MTG.CO. 501 CORPORATE CENTRE DR STE 400 FRANKLIN, TN 37067	094-02-0-033.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brett A. Miller and Wendy Miller, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Patrick Hunt, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 282 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 282 fronts 50 feet on the southerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Brett A. Miller and Wendy Miller, husband and wife, by Warranty Deed from Robertson Properties, LLC, dated 10/29/04 and recorded 11/3/04 in Instrument Number 20041103-0132595, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1614 Eastside Ave., Nashville, TN 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 13th day of January, 2012.

Brett A. Miller

Wendy Miller

BILL GARRETT, Davidson County
Trans:T20120003679 DEEDWARR
Recvd: 01/17/12 11:15 2 pgs
Fees:13.00 Taxes:584.60
20120117-0004409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brett A. Miller husband and wife, Wendy Miller the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014