RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120020838 DEEDWARR
Recvd: 03/22/12 13:38 2 pgs
Fees:13.00 Taxes:910.20
20120322-0024453

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: September 9, 2014

CMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alastair C. Miller 4919 Illinois Avenue Nashville, TN 37209	New Owner	091-110-390

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Four Thousand and 00/100 Dollars ($244,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **COLE INVESTMENTS, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **ALASTAIR C. MILLER, unmarried** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land, located in Davidson County, Tennessee, being all of Lot 2 of the Resubdivision of Lots Nos. 902 and 904 of the Plan of West Nashville, No. 1, as of record in Instrument No. 20110509-0035575, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cole Investments, LLC, by Warranty Deed from James Lee Clark, Executor of the Estate of Mary L. Hall, dated 1/31/2011, recorded 2/07/2011, of record in Instrument No. 20110207-0010430, in the Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed to Franklin Fulton Hall and wife, Mary Lois Hall, by Warranty Deed from George M. Crandall, Grace M. Crandall Bartz, and Jean M. Crandall Weiss of record in Book 3131, page 537, in the Register's Office for Davidson County, Tennessee. The said Franklin Fulton Hall having since died on 12/27/1962, leaving Mary Lois Hall as the surviving tenant by the entirety. The said Mary Lois Hall having since died on 4/07/2010 and her Last Will and Testament having been filed for probate with the Seventh Circuit Court for Davidson County, Tennessee Probate Division File Number 10P-1080, thereby naming James Lee Clark as Executor of the Estate of Mary L. Hall.

This is improved property more commonly known as 4919 Illinois Avenue, Nashville, TN 37209.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and binds itself, it's heirs and/or assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of March, 2012.

Cole Investments, LLC

JUSTIN HICKS, President/Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th day of March, 2012, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cole Investments, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Cole Investments, LLC, and said officer acknowledged said instrument to be the free act of deed of said Cole Investments, LLC.

WITNESS my hand and seal, this the 20th day of March, 2012.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/21

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY