WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120022196 DEEDWARR
Recvd: 03/27/12 13:27 3 pgs
Fees:18.00 Taxes:488.40
20120327-0026020

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and Sworn to before me, this 23 day of March, 2012.

Notary Public

My commission expires:
7/3/12

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Deja Brandeis 240 Nunley Drive Nashville, TN 37211	Mortgage Investors Group 8320 East Walther Springs Lane, Suite 300 Knoxville, TN 37923	13307029000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas A. McMillan and Janice Y. Sensing and Rebecca G. Haley, devisees under the Will of Henry A. McMillan, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Deja Brandeis**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 113 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 113 fronts 80 feet on the northerly side of Nunley Drive and runs back 284.46 feet on the westerly line and 272.65 feet on the easterly line to a broken line in the rear on which it measures 80.99 feet.

Being the same property conveyed to Henry A. McMillan and wife, Rose E. McMillan by deed from Randall Phillips Builders, Inc. of record in Book 4180, page 909, Register' Office for Davidson County, Tennessee. The said Rose E. McMillan having predeceased Henry A. McMillan and he having since died and the devisees under his Will being Thomas A. McMillan, Janice Y. Sensing and Rebecca G. Haley probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1718.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, Page 93, said Register's Office.

Subject to restrictions of record in Book 3673, Page 439; and Book 3770, page 214; Book 4065, page 227 and Book 4082, page 106, said Register's Office.

This is (x) improved ( ) unimproved property known as 240 Nunley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 23rd day of March, 2012.

Thomas A. McMillan

Janice Y. Sensing
By Thomas A. McMillan by Power of
Attorney of record in Instrument No. 20120327-0026018
Register's Office for Davidson County, Tennessee

Rebecca G. Haley
By Thomas A. McMillan by Power of
Attorney of record in Instrument No. 20120327-0026019
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Thomas A. McMillan,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2012.

Notary Public

My Commission Expires: 3/4/13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On March 23, 2012, before me personally appeared Thomas McMillan, to me known to be the person who executed the foregoing instrument in behalf of Janice Sensing and Rebecca G. Haley and acknowledged that he executed same as the free act and deed of said Janice Sensing and Rebecca G. Haley for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2012.

My Commission Expires:

3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC