(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20120027893 DEEDWARR
Recvd: 04/17/12 14:23 2 pgs
Fees:13.00 Taxes:481.00
20120417-0032799

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2012.

Notary Public
My commission expires: 1-19-14

06-1203-74604

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Miller 3113 Stafford Nashville TN 37214	MERS PO Box 2026 Flint, MI 48501-2026	085-07-0-106.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lori Elaine Williams, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer Miller and husband, Patrick J. Miller, hereinafter called the Grantees, their successors 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. 142, on the Plan of Stanford Country Club Estates, Section IV, of record in Plat Book 2900, Page 83 & 84, Register's Office for said County, and described as follows:

Said Lot 142 fronts 89.5 feet on the easterly side of Stafford Drive and runs back 201.05 feet on the northerly line, which is a broken line and 178.47 feet on the southerly line, to a dead line in the rear, on which it measures 81.48 feet thereon.

Being the same property conveyed to Stephen Russell Williams, Lori Elaine Williams and Brandon Douglas Williams, as tenants in common, by deed from Francis L. Williams, widower, dated August 20, 2004, recorded August 24, 2004, of record in Instrument No. 20040824-0102408, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lori Elaine Williams by deed from Stephen Russell Williams, Lori Elaine Williams and Brandon Douglas Williams, by deed dated September 27, 2010, recorded October 8, 2010, of record in Instrument No. 20101008-0080962, Register's Office for Davidson County, Tennessee.

Danny J. Burleson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3113 Stafford, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12 day of April, 2012.

Lori Elaine Williams

Danny J. Burleson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lori Elaine Williams and Danny J. Burleson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of April, 2012.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

