(1)

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:
Brian Goggins & Ryan Goggins
1044 Fitzpatrick Road
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP 108-04-0-186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David C. Miller and wife, Joni Miller,** has this day bargained and sold, and does hereby transfer and convey unto **Brian R. Goggins and Ryan N. Goggins,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Miller, an unmarried person by Warranty Deed from Matt Miller, joined by his wife, Tarah Miller, of record in Instrument No. 20060530-0099932, and re-recorded in Instrument Number 20060706-0080826, Register's Office for Davidson County, Tennessee, dated April 27, 2006.

This is improved property known as: **1044 Fitzpatrick Road, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 274, and restrictions in Book 7216, page 574, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

BILL GARRETT, Davidson County
Trans:T20120034130 DEEDWARR
Recvd: 05/09/12 09:31 2 pgs
Fees:13.00 Taxes:638.25
20120509-0040037

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of May, 2012

David C. Miller

~~Joni Miller~~ Joni Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David C. Miller and Joni Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of May, 2012.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. LARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 4, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $172,500.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 3-18-2014

ASHLEY S. HEATH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY