PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120038458 DEEDWARR

Recvd: 05/25/12 08:34 2 pgs

Fees:13.00 Taxes:1476.30

20120525-0045311

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51270

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chad E. Miller Elizabeth H. Miller 114 Bowling Avenue Nashville, Tennessee 37205	Avenue Bank 3823 Cleghorn Avenue Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 10405031200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gwen Martindale Day, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chad E. Miller and spouse, Elizabeth H. Miller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Richland Realty Co.'s First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 306 fronts 50 feet on the easterly margin of Bowling Avenue, formerly Bowling Street, and extends back between parallel lines 200.00 feet to an alley in the rear.

Being the same property conveyed to Art Day and Gwen Martindale, husband and wife, by Warranty Deed from Ruth A. Bates, unmarried, dated April 5, 2000 and recorded on September 18, 2000, of record in Doc. No. 20000918-0092756, Register's Office for Davidson County, Tennessee. The said Art Day has since died leaving Gwen Martindale Day as surviving tenant by the entireties.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 174, said Register's Office.

This is improved property, known as: 114 Bowling Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2012.

Gwen Martindale Day

Gwen Martindale Day

State of TENNESSEE

County of DAVIDSON

On this 24th day of May, 2012 , before me the undersigned authority, personally appeared Gwen Martindale Day , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

State of TENNESSEE

County of DAVIDSON

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Sworn and subscribed before me this the 24th day of May, 2012

Notary Public

My Commission Expires: 9-8-2013

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.