PREPARED BY (AND RETURN TO):

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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:T20120039023 DEEDWARR
Recvd: 05/29/12 12:40 2 pgs
Fees:13.00 Taxes:976.80
20120529-0046138

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:( DM ) Title No: 51326
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Brendan P. Fuge<br>Kathryn DeBerry Elliston<br>4704 Richmar Court<br>Nashville, TN 37211 | PRIME LENDING<br>1811 Preston Rd #900<br>Plano TX 75252 |

**TAX MAP-PARCEL NUMBERS:** 1460406500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$264,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chad E. Miller and spouse, Elizabeth R. Hance Miller,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brendan P. Fuge and Kathryn DeBerry Elliston as joint tenants with rights of survivorship,** 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. 758 on the Plan of Section Twelve, Caldwell Hall of record in Book 3300, page 57, Register's Office for said County.

Said Lot No. 758 fronts 113.0 feet on the northerly margin of Richmar Court and extends back 172.4 feet on the northwesterly line and 180.0 feet on the easterly line to a dead line in the rear, measuring 31.98 feet thereon.

Being the same property conveyed to Chad E. Miller and Elizabeth R. Hance, tenants in common with rights of survivorship, by Warranty Deed from Thomas Herbert Patton and wife, Robin Clay Patton f/k/a Robin Clay Love, dated April 27, 2009 and recorded on April 28, 2009, of record in Doc. No. 20090428-0038182 Register's Office for Davidson County, Tennessee. The said Elizabeth R. Hance is now known as Elizabeth R. Hance Miller.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300 Page 57, said Register's Office, which Plan shows a 30foot minimum building setback line from Richmar Court and a 10 foot easement for public utility and drainage purposes along the northerly and westerly lines of said lot, with an 8 inch sewer line lying therein.

**This is improved property, known as: 4704 Richmar Court, Nashville, Tennessee 37211**

**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.

Chad E. Miller

Elizabeth R. Hance Miller

**State of** TENNESSEE
**County of** DAVIDSON

On this 24th day of May, 2012 , before me the undersigned authority, personally appeared Chad E. Miller and Elizabeth R. Hance Miller , 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

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $264,000.00

Affiant

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

Notary Public

My Commission Expires: 1-4-16

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN