| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Jeffrey J. Miller and Jiyaporn R.Harpole-Miller | New Owner | Map and Parcel |
| 4216 Brush Hill Road | | 061-4-147.00 |
| Nashville, TN 37216 | | 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **March Egerton and wife, Laura A. Egerton** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jeffrey J. Miller and wife, Jiyaporn R. Harpole-Miller**(The "Grantees") their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Nos. 7 of block 2 on the Plan of A.J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 & 16, Register's Office, Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description of said lot.

Being the same property conveyed conveyed by Warranty Deed from Southern Land "Acquisitions, Inc., a Nevada Corporation to March Egerton and wife, Laura A. Egerton as recorded in Instrument No. 20040621-0073218; Warranty Deed from March Egerton, a married person to Southern Land Acquisitions, Inc., a Nevada Corporation of record in Instrument No. 20040322-0032326 and Warranty Deed from Bill Ellis to March Egerton as recorded in Instrument No. 20031003-0146559, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 4216 Brush Hill Road, Nashville, TN 37206.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 547, pages 15 & 16, said Register's Office.
3. Joint Driveway Easement of record in Instrument Number 20010622-0066352.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

Or Lot M.B. 436

**The actual consideration or value, whichever is greater for this transfer is $[illegible],000.00.**

**Affiant**

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

**Notary Public**

**My Commission Expires:** 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120043539 DEEDWARR
Recvd: 06/13/12 11:29 2 pgs
Fees:13.00 Taxes:1613.20

20120613-0051653

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of June, 2012.

March Egerton

Laura A. Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared March Egerton and wife, Laura A. Egerton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of June, 2012.**

**NOTARY PUBLIC**

**My Commission Expires:** 1-24-15