BILL GARRETT, Davidson County
Trans:T20120045498 DEEDWARR
Recvd: 06/20/12 11:09 2 pgs
Fees:13.00 Taxes:1846.30
20120620-0054009

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203-A
Nashville, Tennessee 37215

CRT File No. 12050961

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2012.

Notary Public
My Commission Expires: 01/07/2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin J. Miller and Elizabeth Miller 2025 Overhill Drive Nashville TN 37215	DISCOVER HOME LOANS, Inc. 173 Technology Drive Irvine, CA 92618	Tax Parcel ID No. 131020L00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lorie C. Brawner and husband, Marcus A. Brawner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin J. Miller and wife Elizabeth Miller**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B in Hood Townhomes, a private Element Horizontal Property Regime located at the corner of Overhill Drive and Hood Avenue, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154869, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hood Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154869, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to Lorie C. Brawner and husband, Marcus A. Brawner by Warranty Deed from Hubert C. Brown a/k/a H. Carey Brown, recorded on the 29th day of March, 2005 in Instrument No. 20050329-0034067, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERTON HILLS, as recorded in Plat Book 843, Page(s) 66.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20041230-0154869.

This is improved property located at 2025 Overhill Drive Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2012.

Lorie C. Brawner

Marcus A. Brawner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lorie C. Brawner and Marcus A. Brawner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014