THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12061061**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $513,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2012. Notary Public My Commission Expires: 8/16/14

JANE GRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Wayne Johnson and Erin Johnson 1904 Beech Avenue Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10510003100

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, **Ryan A. Miller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wayne Johnson and Erin Johnson, husband and wife** ("Grantees"), its 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 the South 50 feet of the North 150 feet, more or less, of Lot #6 on the map of the Waverly Land Co. plan called "Waverly Place" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the East side of Beech Street and extends back 177 feet, more or less, on the North line and 175 feet, more or less, on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Ryan A. Miller, unmarried by Warranty Deed from Rebecca B. Daniel, unmarried, recorded on the 14th day of July, 2008 in Instrument No. 20080714-0071823, in the Register's Office of Davidson County, Tennessee.

Jami A. Miller, wife of Ryan Miller, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property

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 WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20050624-0072920.

This is improved property located at 1904 Beech Avenue Nashville TN 37203

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.

BILL GARRETT, Davidson County.
Trans:T20120057685 DEEDWARR
Recvd: 08/03/12 15:42 2 pgs
Fees:13.00 Taxes:1898.10
20120803-0069314

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 26th day of July, 2012.

Ryan A. Miller

Jami A. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan A. Miller and Jami A. Miller, 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 26th day of July, 2012.

Notary Public

My Commission Expires: 7/8/13

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013