PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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

BILL GARRETT, Davidson County
Trans:T20120061669 DEEDWARR
Recvd: 08/17/12 14:29 2 pgs
Fees:13.00 Taxes:1350.50
20120817-0074067

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51195
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edwin A. Coy Diane C. Coy 408 Van Buren Street Nashville, TN 37208	SAME

TAX MAP-PARCEL NUMBERS: 082090J40800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 365,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles R. Miller and wife, Diana M. Miller,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Edwin A. Coy and spouse, Diane C. Coy,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 408 of The Morgan Park Place West Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by the Master Deed of record in Doc. No. 20050831-0104621, and shown on Exhibit "D" Schedule B on the amendment to the Master Deed for record in Doc. N0. 20100622-0048863, said Register's Office, to which Plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Miller and wife, Diana M. Miller, by Warranty Deed from New Urban Construction, LLC, a Tennessee limited liability company, dated October 5, 2006 and recorded on October 11, 2006, of record in Doc. No. 20061011-0126463, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, as established by the Master Deed of record in Doc. No. 20050831-0104621, and shown on Exhibit "D" Schedule B on the amendment to the Master Deed for record in Doc. No. 20100622-0048863, said Register's Office, to which Plan reference is made for a more complete description; The provisions of the condominium Master Deed of record in Doc. No. 20050831-0104621, Doc. No. 20051110-0136248, Doc. No. 20060516-0057286, Doc. No. 20061023-0131222, Doc. No. 20070402-0038744, Doc. No. 20070724-0087901, Doc. No. 20071010-0120740 and Doc. No. 20100622-0048863 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 408 Van Buren Street, Nashville, Tennessee 37208

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 16 day of March, 2012.

Charles R. Miller

Diana M. Miller

State of NC

County of Wilson

On this 16 day of March, 2012, before me the undersigned authority, personally appeared Charles R. Miller and Diana M. 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: Nov 14, 2016

Notary

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 $ 365,000.00.

Affiant

Sworn and subscribed before me this the 15TH day of AUGUST, 2012.

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.