NEW OWNER:

Thomas Michael Brothers
5945 Colchester Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

Map 087
Group 05-0-A
Parcel 044.00 CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0608

BILL GARRETT, Davidson County
Trans:T20120064095 DEEDWARR
Recvd: 08/27/12 16:09 3 pgs
Fees:18.00 Taxes:505.05
20120827-0077171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Six Thousand, Five Hundred and 00/100 Dollars ($136,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS S. MILLER**, unmarried man, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THOMAS M. BROTHERS, unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel in land in Davidson County, State of Tennessee, a described as follows, to wit:

BEING Lot No. 97, on the Plan of Farmingham Woods, Section 1, Phase 2, of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas S. Miller by Warranty Deed from Phyllis A. McMillian f/k/a Phyllis A. Stuart and husband, Devon McMillian dated September 28th, 2007 of record in Instrument #20071002-0117064, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5945 Colchester Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

TSM

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of August, 2012.

Thomas S. Miller

THOMAS S. MILLER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS S. MILLER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of ~~March~~ August, 2012.

NOTARY PUBLIC

My commission expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

Carmen Coates
AFFIANT

Sworn to and subscribed to before me this 24th day of August, 2012.

J. Brandon Miller
NOTARY PUBLIC

My commission expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

TSM