Return to: Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120072665 DEEDWARR
Recvd: 09/26/12 13:33 2 pgs
Fees:13.00 Taxes:562.40
20120926-0087652

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

Subscribed and sworn to before me, this 13th day of September, 2012.

Notary Public
My commission expires: 1-19-14

06-1208-74809

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
George R. Miller	PHH Mortgage Corporation	064-09-0-208.00
4200 Brackenwood	1 Mortgage Way	
Old Hickory TN 38138	Mount Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rickie F. Osborne, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **George R. Miller and Linda K. Miller, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Southfork, Section One, as shown of record in Plat Book 6250, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rickie F. Osborne, unmarried by deed from James B. Buckley, Jr. and wife, Patricia S. Buckley, dated June 13, 2011, recorded June 21, 2011, of record in Instrument No. 20110621-0047384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Michelle Osborne, spouse of Rickie F. Osborne, hereby joins in the execution of this instrument to convey any marital interest she may have in the subject property.

This property is improved property known as 4200 Brackenwood, Old Hickory, TN 38138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 13th day of September, 2012.

Rickie F. Osborne

Michelle Osborne

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rickie F. Osborne and Michelle Osborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of September, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD