THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12091906

BILL GARRETT, Davidson County
Trans:T20120076289 DEEDWARR
Recvd: 10/08/12 14:34 2 pgs
Fees:13.00 Taxes:1322.75

20121008-0092067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $357,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2012.

Notary Public
My Commission Expires:

ELDER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
P&M Investment Company, LLC 2 Missionary Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 147-45.00

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, **Michael Miller, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **P&M Investment Company, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Located in the City of Nashville, Davidson County, Tennessee:

Being Lot 3, FINAL PLAT, RESUBDIVISION OF LOTS 3 & 4, HARDING MALL VILLAGE, as shown on plat of record in Plat Book 7900, Page 791, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Miller by Special Warranty Deed from Virginia H. Brooks, recorded on the 22nd day of June, 1998 in Book 10986, Page 373, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of Grantor.

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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, RESUBDIVISION OF LOTS 3 & 4, HARDING MALL VILLAGE.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9189, Page 351; Book 9189, Page 359 and Book 9189, Page 368.

Restriction in Deed regarding construction recorded in Book 10986, Page 373.

Restriction in Deed recorded in Book 9189, Page 377.

Cross Access Easement Agreement recorded in Book 9087, Page 101, re-recorded in Book 9100, Page 929.

Agreement for Dedication of Easement recorded in Book 8917, Page 587.

This is improved property located at 20 Harding Mall Drive Nashville TN 37211

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 4th day of October, 2012.

Michael Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Miller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2012.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015