WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120084967 DEEDWARR
Recvd: 11/06/12 15:05 2 pgs
Fees: 13.00 Taxes: 388.50
20121106-0102560

R-VRES-12-4003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy R. Miller	SunTrust Mortgage, Inc.	
4003 Hutson Ave	(NAME) 901 Semmes Ave, RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Richmond, VA 23224	61-10-42
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM CORY ALEXANDER AND JAMES W. ALEXANDER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY R. MILLER AND JESSE R. MILLER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 192 ON THE PLAN OF MAPLEWOOD HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGES 103 AND 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED WILLIAM CORY ALEXANDER AND JAMES W. ALEXANDER BY DEED FROM WILLIAM E. BROWN AND WIFE, JOY L. BROWN OF RECORD AS INSTRUMENT NO. 20060405-0038697, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MARCH 30, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGES 103 AND 104, BOOK 5248, PAGE 408, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

LEE ALEXANDER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 4003 Hutson Ave, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 23rd day of October, 2012.

William Cory Alexander

James W. Alexander

Lee Alexander

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Cory Alexander, and James W. Alexander and Lee Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2012.

Notary Public

My Commission Expires: 5-20-16

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903