BILL GARRETT, Davidson County
Trans:T20120090666 DEEDWARR
Recvd: 11/28/12 13:19 2 pgs
Fees:13.00 Taxes:1350.50

20121128-0109276

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
John W. DeGraw, et ux 555 Church Street, #2305 Nashville, TN 37219	Same	093-06-1C-127

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARDIN-MILLER PROPERTIES, LLC, A North Carolina Limited Liability Company,** has this day bargained and sold, and does hereby transfer and convey unto the said **JOHN W. DEGRAW and LYNNE DEGRAW, HUSBAND AND WIFE,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Real property in Davidson County, Tennessee, being Unit No. FU-2305, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253; First Amendment of record in Instrument No. 20090320-0025437 and Second Amendment of record as Instrument No. 20120820-0074399, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to HARDIN-MILLER PROPERTIES, LLC, by deed from CUMBERLAND PENTHOUSES, of record as Instrument No. 20060707-0081521, dated June 30, 2006, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $365,000.00.

Subscribed and sworn to before me,
this 20 of November, 2012.
My Commission Expires: 02/26/2013

x _____
Affiant

_____
Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 555 Church Street, #2305, Nashville, Davidson County, Tennessee 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19 day of November, 2012.

HARDIN-MILLER PROPERTIES, LLC

BY: Joyce Miller Hardin
JOYCE MILLER HARDIN
Managing Member

State of North Carolina)
County of Mecklenburg)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joyce Miller Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be an authorized officer (authorized to execute the instrument) of HARDIN-MILLER PROPERTIES, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as an authorized officer.

Witness my hand, at office, this 19 day of November, 2012.

KATHARINE WALKER
NOTARY PUBLIC
MECKLENBURG COUNTY, N.C
My Commission Expires May 13, 2014

Katharine Walker
NOTARY PUBLIC

My Commission Expires: 5-13-2014