BILL GARRETT, Davidson County,
Trans:T20120091371 DEEDWARR
Recvd: 11/30/12 14:17 2 pgs
Fees:13.00 Taxes:481.00
20121130-0110113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHAUNA R MILLER	**ACCESS NATIONAL MORTGAGE**	**07209011300**
912 BURCHWOOD AVENUE	**1800 ROBERT FULTON DRIVE, SUITE 350**	
NASHVILLE, TN 37216	**RESTON, VA 20191**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CHRIS WALLIN and WIFE, CAMILLE WALLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAUNA MILLER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 53 and the westerly 1/2 of Lot No. 52 on the Map of Burchwood Place Extended Subdivision, of record in Plat Book 843, Page 101 in the Register's Office for Davidson County, Tennessee.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 111 FEET ON THE SOUTHERLY SIDE OF BURCHWOOD AVENUE AND RUN BACK BETWEEN PARALLEL LINES 139 FEET, MORE OR LESS, TO A DEAD LINE ON WHICH THEY MEASURE 112.5 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHRIS WALLIN AND WIFE, CAMILLE WALLIN BY WARRANTY DEED FROM GRACIE S FISHBACK DATED 03/06/09 AND RECORDED ON 03/17/09 IN INSTRUMENT NO. 20090317-0023784, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 912 BURCHWOOD AVENUE, NASHVILLE, TN 37216.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 27th day of November, 2012.

CHRIS WALLIN

CAMILLE WALLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRIS WALLIN and CAMILLE WALLIN, the within named Grantors, 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, at office, this 27th day of November, 2012.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON