THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122680**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this18th day of January, 2013. Notary Public My Commission Expires: 3/14/16

BILL GARRETT, Davidson County
Trans:T20130005836 DEEDWARR
Recvd: 01/22/13 13:00 2 pgs
Fees:13.00 Taxes:666.00
20130122-0006940

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Holly Davis 1279 Habersham Way Franklin, TN 37067	Send Tax Bills To: PrimeLending 18111 Preston Road, Suite 900 Dallas, TX 75252	Tax Information: Tax Parcel ID No. 171030B21200CO

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, **Stuart Malcolm Miller and wife, Dorothy Elizabeth Miller** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly Davis**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 18, PLAN OF PHASE TWO, SECTION SIX, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Pages 953-954, 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 Stuart Malcolm Miller and wife, Dorothy Elizabeth Miller, as tenants-by-the-entireties by Quit-Claim Deed from Stuart Malcolm Miller, Executor of the Estate of Sharon A. Miller, deceased, recorded on the 9th day of May, 2008 in Instrument No. 20080509-0048371, in the Register's Office of Davidson County, Tennessee.

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 PLAN OF PHASE TWO, SECTION SIX, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 953 and 954.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9860, Page 840, Book 10224, Page 683, Book 10126, Page 435 and Book 10294, Page 850, Instrument No. 20000718-0070558, rerecorded at Instrument No. 20050705-0076596, Book 11550, Page 531 and Book 11682, Page 75.

Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959 and Book 11550, Page 554.

Charter recorded in Book 10126, Page 430 and Book 11550, Page 529.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9607, Page 431 and Book 7358, Page 643.

Easement for Site Drainage, recorded in Book 10012, Page 756.

Easement for Construction and Maintenance of a Drainage Facility, recorded in Book 7851, Page 712.

Cable TV Easement and Maintenance Agreement recorded at Instrument No. 20000516-0049387.

Quitclaim Deed for common areas to Fredericksburg Townhome Association, Inc. recorded in Book 11753, Page 208.

This is improved property located at 601 Old Hickory Blvd #18 Brentwood TN 37027.

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 18th day of January, 2013.

Stuart Malcolm Miller

Dorothy Elizabeth Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 18th day of January, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014