NEW OWNER:

David & Aubree Miller
2616 Bowwater Ln.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 12-0975

Map 172
Group 12-0-D
Parcel 548.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130011437 DEEDWARR
Recvd: 02/11/13 10:53 2 pgs
Fees:13.00 Taxes:518.00
20130211-0013842

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FORTY THOUSAND and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL GUINSBURG,** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **DAVID MILLER and wife AUBREE MILLER,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 814 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Michael Guinsburg, a single person, by Warranty Deed from Regent Homes, LLC., a Tennessee Limited Liability Company, dated June 14, 2007, and of record in Instrument No. 20070619-0073339, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 529 Saint Jules Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **January**, 2013.

MICHAEL GUINSBURG

STATE OF **TENNESSEE**
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL GUINSBURG**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of January, 2013.

NOTARY PUBLIC

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $140,000.00 .

AFFIANT

Sworn to and subscribed to before me this 30 day of **January**, 2013.

NOTARY PUBLIC

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-28-13