THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2013. Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Dinges	Elizabeth Dinges	MAP 103150A
102 Postwood Place	48 Rheem Blvd	PARCEL 002.00CO
Nashville, TN 37205	Orinda, CA 94563	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Karen Wedgeworth Miller and Stephen Daniel Miller and Jennifer Miller Blumenthal and Darcy Miller Lashinsky and K. McKensie G. Miller as heirs at law of Dan Miller who is also known as Zachariah Daniel Miller.**

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

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. 2 on the Plan of Postwood Revised of record in Plat book 5200 page 104, in the Registers 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 to Dan Miller (aka Zachariah Daniel Miller) by Special Warranty Deed from NationsBank of Tennessee, a Tennessee banking corporation, of record in Book 8571 page 471, Registers Office for Davidson County, Tennessee, dated July 2, 1992 and recorded on July 8, 1992. Said Dan Miller having since died intestate on April 8, 2009. The heirs at law of Zachariah Daniel Miller are Karen Wedgeworth Miller, Stephen Daniel Miller, Jennifer Miller Blumenthal, Darcy Miller Lashinsky and Karen McKensie Giles Miller (see Affidavits of Heirship of record as Instrument Number 20130225-0018497 and 20130225-0018498. Further, by "Order" dated February 15, 2013 the Probate Court for Davidson County, Tennessee authorized the sale of the subject property on behalf of K. McKensie G. Miller, a minor, and appointed Karen W. Miller as Guardian.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **102 Postwood Place, Nashville, TN 37205.**

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 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 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 our hand(s) this the 22nd day of February, 2013.

Karen Wedgeworth Miller
Karen Wedgeworth Miller

K. McKensie G. Miller
K. McKensie G. Miller by Karen Wedgeworth Miller, Guardian
by Karen Wedgeworth Miller, Guardian

Stephen Daniel Miller

Jennifer Miller Blumenthal
Jennifer Miller Blumenthal by Karen Wedgeworth Miller,
Attorney-in-Fact by Karen Wedgeworth Miller, Attorney in Fact

Darcy Miller Lashinsky

BILL GARRETT, Davidson County
Trans:T20130015446 DEEDWARR
Recvd: 02/25/13 11:20 2 pgs
Fees:13.00 Taxes:1424.50

20130225-0018500

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Wedgeworth Miller, Stephen Daniel Miller and Darcy Miller Lashinsky** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2013.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Wedgeworth Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that_____ executed the within instrument on behalf of **Jennifer Miller Bluementhal**, as Attorney in Fact, as the free act and deed of the within named **Jennifer Miller Blumenthal**.

Witness my hand and official seal this the 22nd day of February, 2013.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Wedgeworth Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within named instrument on behalf of **K. McKensie G. Miller** as her Guardian, as the free act and deed of the within named **K. McKensie G. Miller.**

Witness my hand and official seal this the 22nd day of February, 2013.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE