BILL GARRETT, Davidson County
Trans:T20130017727 DEEDWARR
Recvd: 03/04/13 13:44 2 pgs
Fees:13.00 Taxes:388.50
20130304-0021533

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Keshia Kirby Miller
3617 Lipton Place
Antioch, TN 37013

MORTGAGEE
Franklin American Mortgage
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150-14-0
PARCEL 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David D. Clariday, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keshia Kirby Miller and husband, Edward C. Miller, III,** 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. 5-J on the plan of Lake Towne Park, Section Six, as shown on plat of record in Book 6900 page 832, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David D. Clairday, by Quitclaim Deed from Eric Sox, dated August 21, 2012 and filed of record in Instrument No. 20120821-0074957, and by Quitclaim Deed from Eric Sox, dated December 12, 2012 and filed of record in Instrument No. 20121212-0114371, Register's Office for Davidson County, Tennessee. David D. Clairday and David D. Clariday are one and the same person.

This is investment property for said grantor, not his principal residence, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7931, Page 898; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 6900, Page 832, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3617 Lipton Place Antioch, TN 37013.**

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 hands this 28th day of February, 2013.

David D. Clariday by Steve Rainey
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of February, 2013, before me personally appeared Steve Rainey, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of David D. Clariday, and who acknowledged that he executed the same as the free act and deed of David D. Clariday.

Witness my hand and official seal this 28th day of February, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16