WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Marianne P Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires December 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark W. Miller and Marianne P. Miller	SunTrust Mortgage, Inc.	081120b49700CO
(NAME) 1350 Rosa L. Parks Blvd. #326	(NAME) 1001 Semmes Avenue Attn: Payoff Dept, RVW 3102	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Richmond, VA, 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130025693 DEEDWARR
Recvd: 04/01/13 10:54 2 pgs
Fees:13.00 Taxes:490.25
20130401-0031323

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 acknowledged, I/WE, **Christopher Taylor Harris**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark W. Miller, an unmarried person and Marianne P. Miller, an unmarried person**, 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 Unit 326, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument 20070117-0006776, amended in Instrument No. 20071220-0146056; 20080118-0006036; and 20080211-0013846 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Christopher Taylor Harris, unmarried, by Warranty Deed from Werthan IV, LLC, a Tennessee limited liability company dated March 14, 2008 of record in Instrument No. 20080319-0027855, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1350 Rosa L. Parks Blvd. #326, Nashville, TN 37208

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, has 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 **22nd** day of **March, 2013**

Christopher Taylor Harris by
AIF
AIF

Christopher Taylor Harris by Scott Troxel
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Christopher Taylor Harris, and who acknowledged that he executed the same as the free act and deed of the said Christopher Taylor Harris, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130401 0031322, said Register's Office.

Witness my hand and official seal, this **22nd** day of **March, 2013**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste G~~
Mt. Juliet, TN 37122