STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$154,775.00** (One Hundred Fifty Four Thousand Seven Hundred Seventy Five).

Kristin Booth
AFFIANT

Subscribed to and sworn before me this 30th day of April, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7-8-13 (NOTARY SEAL)



BILL GARRETT, Davidson County
Trans:T20130037677 DEEDWARR
Recvd: 05/06/13 14:33 2 pgs
Fees:13.00 Taxes:572.67
20130506-0045643

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Louis Miller and Gloria A. Miller 282 Cana Circle Nashville, TN 37205	Primary Residential Mortgage, Inc. 4750 West Wiley Post Way, Ste 200 Salt Lake City, UT 84116	129110A28200CO

WARRANTY DEED

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, **RUNDI A. REAM, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LOUIS MILLER AND GLORIA A. MILLER**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 120' L of The Cloister at St. Henry, Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit."

FEE-Being the same property conveyed to Mary Lou Ream by Warranty Deed from St. Henry's Property Development, Inc. of record at Instrument No. 20110405-0026178, Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 5, 2011.
LEASEHOLD-Being the same property conveyed to Mary Lou Ream by Deed of Leasehold Interest form Joy J. Marshall, unmarried, of record at Instrument No. 20110302-0016749, Register's Office for Davidson County, Tennessee, dated March 1,2011 and recorded March 2, 2011.
Mary Lou Ream died October 24, 2012, her estate being administered through Davidson County Probate Court, Docket No.12P1790. By Last Will and Testament of Mary Lou Ream the subject property was devised to Rundi A. Ream.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **282 CANA CIRCLE** **NASHVILLE,TN37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number: GTE File: 2013

WITNESS, this 30th day of April, 2013

Rundi A. Ream

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rundi A. Ream** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of April, 2013.

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

Notary Public

Commission Expires: 8-17-15