Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1303-48342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2013.

Notary Public
My commission expires: April 12, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Josh Ghera	People's Home Equity Inc.	142-02-0 044.00
129 Cross Timbers Dr.	5205 Maryland Way	
Nashville TN 37221	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas D. Milliner and Amy R. Milliner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Josh Ghera and Abbie Ghera, husband and wife, hereinafter called the Grantees, their successors 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. 60, on the Plan of Cross Timbers, Section 2, of record in Plat Book 3700, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas D. Milliner and wife, Amy R. Milliner, by deed from Paula M. Harwell and Sharon D. Burgman, both unmarried, recorded 11/14/06 in Instrument No. 20061114-0141029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 129 Cross Timbers Dr., Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130040805 DEEDWARR
Recvd: 05/16/13 09:54 2 pgs
Fees:13.00 Taxes:591.63
20130516-0049299

WITNESS my hand this 6th day of May, 2013.

Nicholas D. Milliner

Amy R. Milliner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas D. Milliner and Amy R. Milliner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of May, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON