BILL GARRETT, Davidson County
Trans:T20130046530 DEEDWARR
Recvd: 06/04/13 14:12 2 pgs
Fees:13.00 Taxes:721.13
20130604-0056489

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Taylor M. Shugart
1511 Tolkien Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle RCN 6
Birmingham, AL 35244

Map & Parcel No: 173.9-A-401.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledge I, **Michele Miller** an unmarried woman, hereinafter called the **Grantor**, do hereby convey unto **Taylor M. Shugart, unmarried** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 335 as shown on the Plan of Lenox Village, Phase Five as of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michele Miller by Warranty Deed of record in 20051121-0140604, Register's Office for said County and by Quitclaim Deed of record in Instrument No. 20130524-0052957, Register's office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations: 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1511 Tolkien Lane, Nashville, TN 37211

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is 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.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this -

31 day of May, 2013.

Michele Miller

STATE OF MS
County of Jackson

BEFORE ME, the undersigned authority, on this day personally appeared Michele Miller known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of May, 2013

Notary Public in and for the
State of Mississippi

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 50056 CELESTE LAWS Commission Expires Aug. 20, 2013 JACKSON COUNTY

My Commission Expires:
08/20/13

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $194,900.00.

Affiant

Sworn and subscribed before me on May 31st 2013.

Georgette R Kennedy
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY