ADDRESS NEW OWNER:
Amy Middleton Miles
Christopher Miles
206 Belle Lake Drive
Nashville, TN 37221

SEND TAX BILL TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP & PARCEL NOS.:
142-15-0 B 5 CO

BILL GARRETT, Davidson County
Trans:T20130052768 DEEDWARR
Recvd: 06/21/13 13:06 2 pgs
Fees:13.00 Taxes:928.70
20130621-0063925

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nancy Michaels Allen FKA Nancy Michaels** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amy Middleton Miles and Christopher Miles, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Second Amendment, on the Plan of Belle Wood Glen, of record in Plat Book 6900, Page 190, Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Nancy Michaels from W. Steven Jaynes and wife, Linda H. Jaynes, by Warranty Deed recorded on September 4, 2003, in Instrument No. 20030904-0128789, Register's Office for Davidson County, Tennessee. Nancy Michaels is now known as Nancy Michaels Allen.

This is property with a common address of **206 Belle Lake Drive, Nashville, TN 37221.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 190, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Book 6707, Page 290; Book 6980, Page 562; Book 7121, Page 5; and Book 9017, Page 797, said Register's Office; (4) Charter for Homeowners Association in Book 7145, Page 312, and Book 8339, Page 617, said Register's Office.

Nancy Michaels Allen warrants that the property conveyed herein has never been used by her as a marital residence, and that the conveyance made herein is not subject to any marital interests therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of May 2013.

Nancy Michaels Allen FKA Nancy Michaels by Linda Morris, Attorney in Fact

Nancy Michaels Allen FKA Nancy Michaels by Linda Morris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of June 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Morris**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Nancy Allen FKA Nancy Michaels,** and is authorized by her to execute this instrument on her behalf by virtue of a **Specific Durable Power of Attorney to Sell Real Property**, recorded in Instrument No. 20130621-0063924 in said Register's Office.

Witness my hand and official seal at office, this 19th day of June 2013.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

My Commission Expires MAR. 7, 2017

File No. 1304-059

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $251,000.00.

Affiant

Subscribed and sworn before me this 19th day of June 2013.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/18/2016