STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 150,000.00

x _____
Affiant

Subscribed and sworn to before me, this 21st day of June, 2013.

_____
Notary Public

My commission expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KAITLIN E. GUEST **TAYLOR H. GRUBBS**	SAME	**11914034000**
3117 KINROSS AVE		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

SPRING A. MILLER AND EDWIN EDGARDO RODRIGUEZ MONTENEGRO, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAITLIN E. GUEST AND TAYLOR H. GRUBBS, HUSBAND AND WIFE

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:

BEING Lot No. 2 on the plan of the Resubdivision of Lots 74, 75 and 76 Airdrie Subdivision "C" of record in Book 8250, page 295, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO SPRING MILLER BY WARRANTY DEED FROM OMNI COMMUNITY SERVICES, INC., DATED 01/23/2009 IN RECORD BOOK 02/03/2009 IN INSTRUMENT NO. 20090203-0009195 SAID REGISTER'S OFFICE FOR SAID COUNTY. SPRING MILLER IS NOW MARRIED TO EDWIN EDGARDO RODRIGUEZ MONTENEGRO WHO HEREBY JOINS TO CONVEY HIS MARITAL INTEREST.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3117 KINROSS AVE, NASHVILLE, TN 37211.

BILL GARRETT, Davidson County
Trans:T20130053314 DEEDWARR
Recvd: 06/24/13 13:29 2 pgs
Fees:13.00 Taxes:555.00
20130624-0064608

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, have a good right to convey it and the same in 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 my/our hand(s) this 21st day of June, 2013.

SPRING A. MILLER

EDWIN EDGARDO RODRIGUEZ MONTENEGRO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SPRING A. MILLER and EDWIN EDGARDO RODRIGUEZ MONTENEGRO, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2013.

Notary Public

My Commission Expires:

DAVID A. ROHTGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON