Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0706

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2013

Notary Public
Commission Expires: 3/21/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bonnie Miller 5416 Hearthstone Lane Brentwood, TN 37027	New Owner	160-11-0A-095.00 CO

BILL GARRETT, Davidson County
Trans:T20130065150 DEEDWARR
Recvd: 07/30/13 15:36 2 pgs
Fees:13.00 Taxes:1220.63
20130730-0079444

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,

Patricia A. Barnicle, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bonnie Miller, married

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:

LAND in Davidson County, Tennessee, being Lot No. 95 on the plan of Hemmingwood I, II, III, and IV, of record in Book 6900, Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 59.58 feet on the southerly margin of Hearthstone Lane and extends back 147.14 feet on the westerly line and 142.82 feet on the easterly line to a dead line in the rear, measuring 59.48 feet thereon.

BEING the same property conveyed to Patricia A. Barnicle by Quitclaim Deed from Patrick E. Phoebus, dated 11/11/11 and recorded 11/17/11 in Instrument No. 20111117-0090051, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5416 Hearthstone Lane, Brentwood, TN 37027.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of July, 2013.

Patricia A. Barnicle

Patricia A. Barnicle

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia A. Barnicle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of July, 2013.

CHEATHAM COUNTY
CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)