When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. R13-1472

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1472

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John B. Miller Anna Margaret Miller 921 Douglas Street Nashville, TN 37206	The Hometown Bank of Alabama 2002 2nd Avenue East Oneonta, AL 35121	72-13-253.00

BILL GARRETT, Davidson County
Trans:T20130065772 DEEDWARR
Recvd: 08/01/13 11:01 2 pgs
Fees:13.00 Taxes:1036.00
20130801-0080149

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2013.

Notary Public

My Commission Expires
(Affix Seal)

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires OCT 18, 2016

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 of which is hereby acknowledged **Regal Homes, Inc., a Tennessee Corporation ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **John B. Miller and Anna Margaret Miller, husband and wife ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 214 on the plan of Trevecca Subdivision of Renraw, as of record in Book 421, page(s) 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Regal Homes, Inc. by Warranty Deed from The 921 Douglas Avenue Trust, TN Homebuyers, Inc., as Trustee, dated February 6, 2013, recorded February 8, 2013, of record in Instrument No. 20130208-0013432, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to The 921 Douglas Avenue Trust, TN Homebuyers, Inc., as Trustee by Warranty Deed from The Estate of James Richard McDole, dated August 3, 2005, recorded August 19, 2005, of record in Instrument No. 20050819-0099206, said Register's Office.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **921 Douglas Street, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **31st** day of **July, 2013**.

Regal Homes, Inc.

Regal Homes

By: _____
Steven D. Reigle, It's Vice President VP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Steven D. Reigle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Vice President** of **Regal Homes, Inc.,** the within named bargainor, a Tennessee corporation, and that he as such **Vice President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Vice President**.

Witness my hand and Official Seal this the **31st** day of **July, 2013**.

_____
Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016