THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31335-07-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Kathleen R. Miller Affiant Subscribed and sworn to before me this 13th day of August, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Michael P Miller, Kathleen R.. Miller 7417 River Bend Circle Nashville, TN 37221	**Send Tax Bills To:** Suntrust Mortgage Inc. 901 Semmes Ave. Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 141 120 C 05800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey D. McDonald and wife, Angelyn C. McDonald**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael P Miller and wife, Kathleen R.. Miller** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7417 River Bend Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2013.

Jeffrey D. McDonald by Barbara B. Dorris, Attorney-in-Fact
Jeffrey D. McDonald
BY: Barbara B. Dorris, Attorney-In-Fact

Angelyn C. McDonald by Barbara B. Dorris, Attorney-in-Fact
Angelyn C. McDonald
BY: Barbara B. Dorris, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara B. Dorris, 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, and who further acknowledged that she is the Attorney-In-Fact for the said Jeffrey D. McDonald and Angelyn C. McDonald and is authorized by the said Jeffrey D. McDonald and Angelyn C. McDonald to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130070308 DEEDWARR
Recvd: 08/15/13 10:28 2 pgs
Fees:13.00 Taxes:995.30

20130815-0085776

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of River Bend, of record in Plat Book 6900, pages 504 and 505, amended in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey D. McDonald and wife, Angelyn C. McDonald, by deed dated August 31, 1994, from John D. Owen, Jr. and wife, Jill P. Owen, of record in Book 9453, page 449, Register's Office for Davidson County, Tennessee. Jeffrey D. McDonald conveyed his interest in subject property to Angelyn C. McDonald by quitclaim deed of record in Book 10759, page 581, Register's Office for Davidson County, Tennessee. Angelyn C. McDonald, a married woman, reconveyed her interest in subject property to Jeffrey D. McDonald and wife, Angelyn C. McDonald, by quitclaim deed of record in Instrument No. 20040504-0050498, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for River Bend Estates of record in Book 7112, page 481, amended in Book 7308, pages 805 and 808, Book 7336, page 15, and Book 7549, page 893, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of River Bend Estates Homeowners Association, Inc., of record in Book 7347, page 643, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to River Bend Estates Homeowners Association, Inc. of record in Book 9462, page 679, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of River Bend Estates Homeowners Association, Inc. of record in Book 7347, page 636, amended in Book 8179, page 869, and Book 9359, page 153, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, pages 504 and 505, amended in Book 7465, pge 833, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewer of record in Book 4817, page 792, Register's Office for Davidson County, Tennessee.
8. Easement for TVA transmission lines of record in Book 4581, page 307, Register's Office for Davidson County, Tennessee.
9. Easement for water line of record in Book 6621, page 303, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7278, page 822, Register's Office for Davidson County, Tennessee.