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

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130073416 DEEDWARR
Recvd: 08/26/13 10:59 2 pgs
Fees:13.00 Taxes:712.25

20130826-0089614

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of August, 2013 by and between Michael C. Strange and wife, Leslie Norris Strange, hereinafter referred to as GRANTOR, and Jeremy Miller and Jennifer Miller, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Resubdivision of Lot 300, Section 5, and Lot 502, Section 7, Bradford Hills, as recorded in Plat Book 6050, page 493,(erroneously referred to as the Plan of Re-subdivision of Lot 300, Section 5, 8, and Lot 502, Section 7, Bradford Hills, as recorded in Plat Book 7900, pages 287-288 and revised in Book 6050, page 493 in prior conveyance deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael C. Strange and wife Leslie Norris Strange by Quitclaim Deed from Michael C. Strange, dated February 22, 2013, recorded March 1, 2013, of record in Instrument 201303010020684, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Michael C. Strange, unmarried, by Warranty Deed from Martha Waddell, a widow (unmarried), dated March 28, 2005, recorded March 29, 2005, of record in Instrument 200503290034121, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 6101 Bradford Hills Dr., Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael C. Strange

Michael C. Strange

Leslie Norris Strange

Leslie Norris Strange

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Michael C. Strange and wife, Leslie Norris Strange, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of August, 2013.

Notary Public

My Commission Expires:_____

MICHAEL T. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael T. Schmitt
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

Name and Address of Property Owner:
Jeremy Miller and Jennifer Miller
6101 Bradford Hills Dr.
Nashville, TN 37211

Send Tax Statements to:
Primary Residential Mortgage Inc.
1480 No. 2200 West
Salt Lake City, UT 84116

Map & Parcel 172120B04900CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $192,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of August, 2013.

Notary Public

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-268