BILL GARRETT, Davidson County
Trans:T20130075594 DEEDWARR
Recvd: 09/03/13 09:04 3 pgs
Fees:18.00 Taxes:55.50
20130903-0092114

This Instrument Prepared by:
C. Patterson Cron
KIRKSEY & CRON PLC
5214 Maryland Way, Suite 207
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel No.***
Frederick R. Stephens 15 Ligon Avenue Nashville, TN 37207	Same as Owner	071 14 0 332.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $15,000.00.

Frederick R. Stephens
Affiant

Subscribed and sworn to before me this 30th day of August, 2013.

James B. Taylor
Notary Public

JAMES B TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 22, 2017

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JAMIE R. MILLER and BRIAN K. MILLER,** being all of the heirs at law of Robert Miller (hereinafter "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **FREDERICK R. STEPHENS,** (hereinafter "Grantee"), his heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 37 of Block "A" on the Map of East View Subdivision of the Schwab property, of record in Book 547, page 64, Register's Office for Davidson County, Tennessee.
Said Lot No. 37 fronts 50 feet on the north side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line

BEING the same property conveyed to Robert Miller, by deed from Michelle K. Myers, Executrix of the Estate of Patricia Ann Mooney, dated January 17, 2003, of record as Instrument Number 20030224-0023744 in the Register's Office for Davidson County, Tennessee. The said Robert Miller died intestate August 23, 2013, leaving the said Jamie R. Miller and Brian K. Miller as his only heirs at law.

This is the same description as used in the previous deed. This deed has been prepared entirely upon information provided by the parties, and no title examination has been performed.

This is improved property, known as 14 Ligon Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantee**, his heirs and assigns forever;

AND **Grantors** covenant with the said **Grantee**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2013, which are not yet due and payable and are being assumed by the **Grantee** and will be paid by **Grantee** when due.

2. All easements, set back lines and other matters, if any shown on the Map of East View Subdivision of the Schwab property, of record in Book 547, page 64, said Register's Office.

AND **Grantors** further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantee**, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantors** have signed their names hereto this 30th day of August, 2013.

GRANTORS:

JAMIE R. MILLER

BRIAN K. MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, **JAMIE R. MILLER and BRIAN K. MILLER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee this 30th day of August, 2013.

JAMES B TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 22, 2017

Notary Public

My Commission Expires: