This Instrument Prepared by: Ensley, Baker & Shade, PLLC
203 Broyles Drive, Suite 201
Johnson City, TN 37601
File No. TN3858

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE, made this 23rd day of September, 2013, between **Julie K. Miller, widow** of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **John Cade and Meredith Cade**, husband and wife, of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal Description as followed:

Being a certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 100 on the Plan of Huntington Park, Section 1, of record in Plat Book 4175, page 10, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Restrictions as shown on recorded plat and as recorded in Book 4225, page 778, amended in Book 4393, page 386, Book 4577, page 789, Book 4580, page 487 and Book 4734, page 353, Davidson County Register of Deeds Office.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of conveyance.

Being the same property conveyed to Roland W. Miller and wife, Julie K. MIller, by Warranty Deed executed by Charles M. Gaither and wife, Donna D. Gaither, dated September 27, 1994 and recorded September 30, 1994, in Book 9480, page 774, Davidson County Register of Deeds Office.

Wherein Roland W. Miller died on or about November 26, 2012, leaving Julie K, Miller as surviving spouse, there having been no intervening divorce or separation.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2013 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20130083233 DEEDWARR
Recvd: 09/26/13 11:00 2 pgs
Fees:13.00 Taxes:814.00
20130926-0101067

Julie K. Miller (L.S.)
Julie K. Miller

STATE OF TN Williamson)
COUNTY OF ~~Davidson~~) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Julie K. Miller** the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 23rd of September, 2013}.

Notary Public

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1-5-16

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$220,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th of September, 2013}.

Notary Public

LISA A. GILLIAM STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission expires: 11-1-2014

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **John Cade and Meredith Cade**
ADDRESS: **5171 Ashley Drive**
Nashville, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: RENASANT BANK
ADDRESS: 2001 PARK PLACE NORTH S-650
BIRMINGHAM ALABAMA 35203

TAX PARCEL ID#: **16106004800**