THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return To: **BRENTWOOD TITLE & ESCROW, LLC** **320 SEVEN SPRINGS WAY** **SUITE 150** **BRENTWOOD, TN 37027**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 646050.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF October, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 04, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Miles	**New Owner**	MAP
3420 Valley Brook Road		PARCEL 117-09-060.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles Rogan Allen unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Miles and Nancy Miles**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 of Block 5, on the Plan of Woodmont Estates, of record in Plat Book 974, Page 29, as amended in Instrument No. 20120817-0073990, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael F. Morgan and wife, Joyce A. Todd Morgan by Warranty Deed from Daniel L. Shwab of record in Book 5443, Page 522, Register's Office for Davidson County, Tennessee, dated May 30, 1979 and recorded on June 1, 1979. Michael F. Morgan and wife, Joyce A. Todd Morgan subsequently executed a Quitclaim Deed destroying the tenancy by the entirety that existed between them and conveyed said property to Michael F. Morgan and Joyce A. Todd Morgan, to hold as equal tenants in common, of record in Instrument No. 20030410-0047980, Register's Office for Davidson County, Tennessee, dated April 10, 2003 and recorded on April 10, 2003. The said Joyce A. Todd Morgan died July 8, 2005 and her Last Will and Testament was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 05P-1598. Michael F. Morgan was appointed Executor of the Estate of Joyce A. Todd Morgan and conveyed Joyce A. Todd Morgan's 50% undivided interest to SunTrust Bank and Michael F. Morgan, Co-Trustees of the Joyce T. Morgan Family Trust, established under the Last Will and Testament of Joyce A. Morgan by Executor's Quitclaim Deed of record in Instrument No. 20070926-0114863, said Register's Office. The said Michael F. Morgan having since died on July 5, 2011, leaving a Last Will and Testament admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 11P-1025. Gail Smith Bradford was appointed as Executrix of the Estate of Michael F. Morgan. SunTrust Bank, Trustee of the Joyce A. Morgan Family Trust, established under the Last Will and Testament of Joyce A. Morgan conveyed its fifty percent (50%) undivided interest to Celia Gibson, a thirty percent (30%) undivided interest, Chloe Fessler, a ten percent (10%) undivided interest, and David Neil, a ten percent (10%) undivided interest, as tenants in common, by Quitclaim Deed dated December 15, 2011 and recorded on December 16, 2011, of record in Instrument No. 20111216-0097936, as corrected by Affidavit of Scriveners Error in Instrument No. 20120525-0045520, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130085051 DEEDWARR
Recvd: 10/02/13 10:29 3 pgs
Fees:18.00 Taxes:2390.39
20131002-0103339

Being the same property conveyed to Charles Rogan Allen by Deed from Gail Smith Bradford, Executrix of the Estate of Michael F. Morgan, as to a fifty percent (50%) undivided interest, Celia Gibson, as to a thirty percent (30%) undivided interest, Chloe Fessler, as to a ten percent (10%) undivided interest and David A. Neil, as to a ten percent (10%) undivided interest of record at Instrument No. 20120525-0045522, Register's Office for Davidson County, Tennessee, dated May 24, 2012 and recorded on May 25, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3420 Valley Brook Road, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this the 30th day of September, 2013.

Charles Rogan Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Rogan Allen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2013.

My Commission expires: _____

_____
Notary Public