RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133532

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085268 DEEDWARR
Recvd: 10/02/13 14:44 2 pgs
Fees:13.00 Taxes:814.00
20131002-0103577

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

NOTARY PUBLIC

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm Expires 9-29-2014

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Miller 102 Woodmont Blvd # 200 Nashville, TN 37205	Same address as new owner	10304041900

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BOBBY BURROUGHS AND WIFE, GEORGIA LEE BURROUGHS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEFF MILLER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 40 on the Plan of West End Annex, as subdivided by Sylvan Parkland Company, as of record in Book 332, page 61, Register's Office for said County. Said part of Lot No. 40 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street and runs back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Littleton Otha Burroughs, by Installment Warranty Deed from Sam F. Coleman and wife, Darthea Tucker Coleman, dated 7/25/1929, recorded 7/29/1929, of record in Book 842, pages 205-206, in the Register's Office for Davidson County, Tennessee. The said Littleton Otha Burroughs died Intestate on February 10, 1971, thereby vesting title in his only surviving heirs, Ethel Burroughs, his wife, and Bobby Burroughs, a son. The said Ethel Burroughs died intestate on March 19, 1996 and was survived by one son, **Bobby Burroughs**. *See* Affidavit of Heirship dated March 18, 2001, recorded March 21, 2001, at Instrument No. 20010321-0027134 for Muniment of Title as evidence to prove his title to the above described property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

GEORGIA LEE BURROUGHS joins in this conveyance to convey any and all marital interest she may have obtained in the subject property as wife of Bobby Burroughs.

WITNESS MY/OUR HANDS, this the 27th day of September, 2013.

Bobby Burroughs
BOBBY BURROUGHS

Georgia Lee Burroughs
GEORGIA LEE BURROUGHS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Bobby Burroughs and Georgia Lee Burroughs, 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 seal, this the 27th day of September, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014