THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090010** BILL GARRETT, Davidson County Trans:T20130088839 DEEDWARR Recvd: 10/15/13 12:53 2 pgs Fees:13.00 Taxes:1258.00 20131015-0107710	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this October 13th, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles R. Ringo Michael G. Miles 216 Summit Oaks Pl Nashville TN 37221	~~New Owner~~ JPMorgan Chase Bank, N.A. 1111 Polaris Parkway, Floor 4J Columbus, OH 43240	Tax Parcel ID No. 128-16-0-B 036.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Holly Miles, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael G. Miles and Charles R. Ringo, both unmarried as tenants in common with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, FIRST REVISION OF LOTS 33 THROUGH 40, PHASE ONE, SUMMIT OAKS, as shown on plat of record in Instrument No. 20021029-0132410 and amended in Instrument No. 20030714-0097747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Holly Miles, an unmarried person by Warranty Deed from French River Development Company, LLC, a Tennessee limited liability company, recorded on the 31st day of October, 2003 in Instrument No. 20031031-0160327, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF LOTS 33 THROUGH 40, PHASE ONE, SUMMIT OAKS , as recorded in Instrument No. 20021029-0011883, revised at Instrument No. 20021029-0132410 and amended at Instrument No. 20030714-0097747.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20020214-0019518.

Charter Homeowners Association recorded at Instrument No. 20020131-0013598.

Storm Water Detention Agreement recorded at Instrument No. 20020103-0001057.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat recorded in Plat Book 9700, Page(s) 255, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Agreement for Dedication of Public Utilities Easement recorded at Instrument Nos. 20010925-0103587 and 20010925-0103588.

This is improved property located at 216 Summit Oaks Pl Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this October 13th, 2013.

Holly Miles

Holly Miles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Miles, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this October 13th, 2013.

Notary Public

My Commission Expires: November 5, 2014

KEITH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2014