WARRANTY DEED

B-STM-13-107

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Conrad S. Myler
Affiant

Subscribed and sworn to before me this 31st DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conrad Spencer Myler	SunTrust Mortgage, Inc.	
107 Sadler Court (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	10613015600

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LANCE MYLER AND CANDACE MYLER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CONRAD SPENCER MYLER AND REBEKAH R. MYLER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 12, ON THE PLAN OF RESUBDIVISION OF PART OF SADLER PLACE, SECTION NINE, OF RECORD IN PLAT BOOK 2083, PAGE 77, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LANCE MYLER AND CANDACE MYLER BY DEED FROM LEE ANN BREBNER, DATED 06/30/2008 AND FILED FOR RECORD ON 07/09/2008 IN INSTRUMENT 200807090070497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2083, PAGE 77 AND BOOK 2246, PAGE 523, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 107 Sadler Court, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130094251 DEEDWARR
Recvd: 11/04/13 15:28 2 pgs
Fees:13.00 Taxes:425.50
20131104-0114454

Witness my/our hand(s) this 31st day of October, 2013.

Lance Myler by Candace Myler
Attorney in Fact

Lance Myler by Candace Myler,
Attorney in Fact

Candace Myler

Candace Myler

STATE OF Tennessee

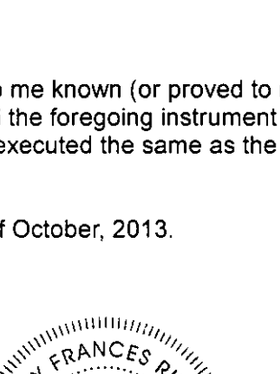
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE MYLER, the within named bargainor, 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 official seal, this the 31st day of October, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CANDACE MYLER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LANCE MYLER and who acknowledged he/she/they executed the same as the free act and deed of the said LANCE MYLER.

Witness my hand and official seal, this the 31st day of October, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903