BILL GARRETT, Davidson County
Trans:T20130094274 DEEDWARR
Recvd: 11/04/13 15:49 2 pgs
Fees:13.00 Taxes:473.60
20131104-0114494

WARRANTY DEED

G-AVE-13-7033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Pollins	Franklin American Mortgage Company	
7033 S Hampton Drive (ADDRESS)	501 Corporate Centre Dr., Ste. 400 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	151100A13800CO

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 CLARENCE M. MILLER, JR. AND JENNIE L. MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS J. POLLINS AND WIFE, HOLLI RENEE DAILY, 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 LOT 250, PHASE TWO, VILLAGES OF LONG HUNTER, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020515-0059732, 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 CLARENCE M. MILLER, JR. AND JENNIE L. MILLER BY WARANTY DEED FROM OLE SOUTH PROPERTIES, INC., RECORDED ON THE 1ST DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021001-0119326, AS CORRECTED AT INSTRUMENT NO. 20021018-0128392, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20020515-0059732; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20010531-0056382, AS AMENDED IN INSTRUMENT NO. 20031111-0164945; BY-LAWS OF RECORD IN INSTRUMENT NO. 20041022-0127537; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20010531-0056381; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20001030-0107415, 20000906-008271, AND 20000906-0088272 AND BOOK 9661, PAGE 919, BOOK 2338, PAGE 466, BOOK 8197, PAGE 288; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20020718-0086411; DECLARATION OF TAKING OF RECORD IN BOOK 4446, PAGE 423, AND BOOK 4535, PAGE 351; AND CONVEYANCE OF PROPERTY TO HOA OF RECORD IN INSTRUMENT NO. 20010531-0056383, REGISTER'S OFFICE FOR DAVIDSN COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7033 S Hampton Drive, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 30th day of October, 2013.

Clarence M. Miller, Jr.

Jennie L. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence M. Miller, Jr. and Jennie L. Miller, 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 30th day of October, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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