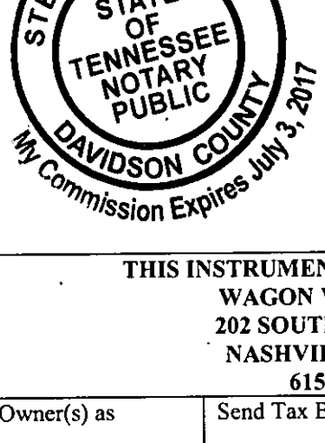
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $782,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Phillip R. Miller Shannon L. Miller	US BANK, NA	
4409 Lone Oak Rd.	9321 OLIVE BLVD.	Part of 131-07-0-078.00
Nashville, TN 37215	ST LOUIS, MO 63132	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW D. ENGESATH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP R. MILLER AND SHANNON L. MILLER, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A of Lone Oak Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lone Oak Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130225-0018822, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lone Oak Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20130225-0018822, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Deed from David L. Durham, unmarried of record in Book 6719, page 731, Register's Office for Davidson County, Tennessee, dated November 18, 1985 and recorded on November 27, 1985; and

Being part of the same property conveyed to Aubrey Biggs Harwell, Jr. by Quitclaim Deed from Beverly Ann Hulen Harwell of record in Book 7640, page 511, Register's Office for Davidson County, Tennessee, dated August 31, 1988 and recorded on August 31, 1988; and

** Neither Grantor nor Grantor's spouse, Keri Engesath, ever resided in the above-described real property.*

BILL GARRETT, Davidson County
Trans:T20130100235 DEEDWARR
Recvd: 11/26/13 15:04 2 pgs
Fees:13.00 Taxes:2893.40
20131126-0121527

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Quitclaim Deed from Aubrey B. Harwell, Jr. of record in Instrument No. 20130214-0015094, Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 14, 2013; and

Being part of the same property conveyed to Matthew D. Engesath, a married man by Warranty Deed from Aubrey B. Harwell, Jr., Trustee of the Land Trust Agreement dated October 26, 1998 Trust, as amended and restated on December 26, 2012, of record in Instrument No. 20130225-0018821, Register's Office for Davidson County, Tennessee, dated February 21, 2013 and February 25, 2013.

This property is known as 4409 Lone Oak Road, Nashville, Tennessee 37215

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4409 Lone Oak Rd., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2013.

Matthew D. Engesath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew D. Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2013.

Notary Public