Warranty Deed

BILL GARRETT, Davidson County Trans:T20130101595 DEEDWARR Recvd: 12/03/13 15:36 2 pgs Fees:13.00 Taxes:2294.00 20131203-0123269	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $620,000.00. Affiant Subscribed and sworn to before me, this the 18th day of November, 2013. Notary Public My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
Mark Piper Tina Piper	New Owner	
914 Kirkwood Ave		118-01-472.00
Nashville, TN 37204		

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, **PHILLIP R. MILLER AND SHANNON L. MILLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK PIPER AND TINA PIPER, 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 Lot No. 2 on the Plan of Kirkwood Lane Re-Subdivision, 2 Lot Minor Plat, of record in Instrument No. 20110505-0034772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Cornerstone Investments, Inc. (a Tennessee active Corporation) by Deed from Rigid Development, Inc. (a Tennessee active Corporation) of record at Instrument No. 20101207-0097456, Register's Office for Davidson County, Tennessee, dated December 3, 2010 and recorded on December 7, 2010.

Being the same property conveyed to Phillip R. Miller and Shannon L. Miller, husband and wife by Deed from Cornerstone Investments, Inc. of record at Instrument No. 20120206-0010620, Register's Office for Davidson County, Tennessee, dated February 3, 2012 and recorded on February 6, 2012.

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 914 Kirkwood Ave, Nashville, TN 37204.

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 18th day of November, 2013.

Phillip R. Miller

Shannon L. Miller

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 Phillip R. Miller and Shannon L. Miller, 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 18th day of November, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122