WARRANTY DEED	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 12/26/13 08:37 3 pgs Fees:18.00 Taxes:248.64 **20131226-0129630**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $67,200.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF December NOTARY PUBLIC MY COMMISSION EXPIRES: 1-2-17

CHARLES E. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
86 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Sharalou Porter **200 Turkey Creek Lane** **Woodbury, TN 37190**	**Same**	**05201023300**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Sean D. Miller, *(hereinafter called "Grantor")* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Sharalou Porter *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE: Being part of Lot No. 22 and part of the east half of Lot No. 21 of Block "A" on the Map of the Resubdivision of Power and Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the southwesterly margin of Oakdell Avenue, said point being 100 feet, more or less, southeasterly of the south margin of Neely's Bend Road' thence along said margin of Oakdell Avenue, South 48 degrees 00 minutes 00 seconds East, 98.2 feet to a point; thence, continuing with said margin South 1 degree 42 minutes 00 seconds West 121.3 feet to an iron pin; thence, leaving said margin with the southerly line of Lots 21 and 22 and the northerly line of Lot No. 18, North 88 degrees 00 minutes, 00 seconds West, 74.9 feet to an iron pin; thence, with a line down the center of Lot No. 21, North 1 degree 42 minutes 00 seconds East, 184.44 feet to the point of beginning.

TRACT TWO: This described tract also being part of Lot No. 22 and part of the east half of Lot No. 21 and being the west half of the part of Oakdell Avenue which is now closed on Block "A" on the Map of the Resubdivision of Power and Roth Subdivision, which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, and is described as follows:
Beginning at a point in the southerly margin of Neely's Bend Road and the north easterly margin of Oakdell Avenue, thence, along the said southerly margin of Neely's Bend Road, South 88 degrees 00 minutes 00 seconds West, 84.2 feet to a point in the northeasterly margin of Oakdell Avenue; thence, along said margin North 48 degrees 00 minutes 00 seconds West, 131.00 feet to the point of beginning.

Being the same property conveyed to Sean D. Miller, unmarried by Warranty Deed from Julie M. Story, dated August 22, 2008, of record in Instrument # 20080825-0087214, Register's Office for Davidson County, Tennessee. Sean D. Miller and Sean Miller are one and the same person.

The above-described property is improved property known as **704 Oakdell Avenue, Madison, TN 37115.**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and paid in full;
(2) Restrictive Covenants of record in Book 954, Page 274;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 843, Page 75;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of December, 2013.

GRANTOR:

Sean D Miller by Cary B Miller att'y fact

SEAN D. MILLER
BY: CARY MILLER,
ATTORNEY IN FACT

SS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cary Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sean D. Miller and that she is authorized by Sean D. Miller to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 23rd day of December, 2013.

CHARLES E. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public at Large

My commission expires: 9-24-14

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires: 5/24/2017