Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, PC**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# 3720-109

BILL GARRETT, Davidson County
Trans:T20140000148 DEEDWARR
Recvd: 01/02/14 10:28 2 pgs
Fees:13.00 Taxes:665.63
20140102-0000193

ADDRESS NEW OWNER:
**Jessica L. Miller**
**3124 Lake Drive**
**Hermitage, Tennessee 37076**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**First Community Mortgage, Inc.**
**275 Robert Rose Dr.**
**Murfreesboro, TN 37129**

MAP 086
GROUP 14-O-B
PARCEL 071.00CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James C. Thomason and wife, Lacey Thomason** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Jessica L. Miller and husband, Tyler D. Miller**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as: Being Lot 109 on the Plan of Fleetwood Subdivision, Phase One, as shown on plat of Record in Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James C. Thomason and Lacey Thomason, husband and wife by deed from Melissa A. Cantrell dated August 30, 2011, of record in Instrument no. 20110913-0070936, Register's Office for Davidson County, Tennessee.

This is improved property known as 3124 Lake Drive, Hermitage, Tennessee 37076. Possession is to be given on January 3, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of December, 2013.

James C. Thomason

James C. Thomason

Lacey Thomason

Lacey Thomason

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James C. Thomason and wife, Lacey Thomason**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2013.

J.C. Ross

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3/7/16

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STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

Wyeth R. Bradley

AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2013.

Judy J. Lewis

NOTARY PUBLIC

JUDY J. LEWIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires June 23, 2014

My Commission Expires: 06/23/14