When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140009245 DEEDWARR
Recvd: 02/10/14 09:50 2 pgs
Fees:13.00 Taxes:2867.50
20140210-0011319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2014

Notary Public

MY COMMISSION EXPIRES: 4/17/16

(AFFIX SEAL)

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. Miller	William W. Miller	
6027 Woodland Hills Drive	6027 Woodland Hills Drive	172-00-0-233.00
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lion and Lamb Productions, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William W. Miller and Shannon D. Miller, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 Resubdivision of Lot No. 1 Willett Subdivision of record in Plat at Instrument No. 20010830-0094276, 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 the same property conveyed to Lion and Lamb Productions, LLC by Warranty Deed from Jeffrey D. Bonner and wife, Stephanie G. Bonner of record at Instrument No. 20120820-0074527, Register's Office for Davidson County, Tennessee, dated August 03, 2012 and recorded on August 20, 2012.

Being the same property previously conveyed to Jeffrey D. Bonner and wife Stephanie G. Bonner by Warranty Deed from Lee L. Willett and wife Vicki D. Willett (also known as Vickie D. Willett) of record at Instrument No. 20041104-0133316, Register's Office for Davidson County, Tennessee, dated November 03, 2004 and recorded on November 04, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **6027 Woodland Hills Drive, Nashville, TN 37211.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 4th day of February, 2014.

Lion and Lamb Productions, LLC

BY: Monique Scuderi

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Monique Scuderi, with whom I am personally acquainted, and who acknowledged that s he executed the within instrument for the purposes therein contained, and who further acknowledged that s he is the Chief Manager of the maker, Lion and Lamb Productions, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 4 day of February, 2014.

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-18-16