 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $184,500.00 Affiant Subscribed and sworn to before me, this 20th day of March, 2014 Notary Public My commission expires: 10-2-17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140020621 DEEDWARR
Recvd: 03/27/14 13:58 2 pgs
Fees:13.00 Taxes:682.65
20140327-0025406

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carma Le Beagle-Bandstra	**New Owner**	**161-06-0A-132.00-CO**
1410 Beech Grove Way	1410 Beech Grove Way	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN 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 ACKNOWLEDGE, WE,

Katrina Miller, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carma Le Beagle-Bandstra, a married woman

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 Unit 132 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Katrina Miller, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership of record at Instrument No. 20091028-0099411, Register's Office for Davidson County, Tennessee, dated October 15, 2009 and recorded on October 28, 2009.

1410 Beech Grove, Nashville TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (_x___) unimproved (____) property known as 1410 Beech Grove Way, 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 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/our hand(s) this 20th day of March, 2014.

Katrina Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Katrina Miller, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2014.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **140070**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027