This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20140021139 DEEDWARR
Recvd: 03/31/14 09:22 5 pgs
Fees:28.00 Taxes:1461.50
20140331-0026040

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles R. Coe, II and Adrienne L. Coe, husband and wife** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto, **John Miller and Amy Miller, husband and wife**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

See Attached Exhibit "A"

This property is known as: **8445 Russell Rd., Nashville, TN 37221.**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

BOX 10-A

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 27th day of March, 2014.

Charles R. Coe **-Grantor**

Adrienne L. Coe **-Grantor**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Coe, II, and Adrienne L. Coe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 12/27/16

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
John Miller and Amy Miller	New Owner
8445 Russell Rd.	
Nashville, TN 37221	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$395,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28 day of March, 2014.

Amy L. Miller
Affiant

(Seal)

Notary Public

My commission expires:





Exhibit "A"
Legal Description

BEING A PARCEL OF LAND IN THE 35TH COUNCILMATIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF RUSSELL ROAD AND THE ANNE W. STANLAND & ROBERT A. QUELEY PROPERTY AS OF RECORD IN DEED BOOK 11625, PAGE 19-R.O.D.C., TN. BOUNDED ON THE EAST BY THE CAROLINE G. NAGGE PROPERTY AS OF RECORD IN DEED BOOK 10906, PAGE 394-R.O.D.C., TN. AND THE PAUL BRADLEY MILNER, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200907140065646-R.O.D.C., TN. AND THE WENDY S. DAY PROPERTY AS OF RECORD IN INSTUMENT NO. 200604060039656-R.O.D.C. ,TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF POPLAR CREEK ROAD AND THE TROY D. TUCKER & BECKY L. WALTER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201006160046850-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EMILY P. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201209100081558-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE SOUTHERLY MARGIN OF RUSSELL ROAD, SAID PIN BEING THE NORTHEAST CORNER OF THE EMILY P. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201209100081558-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE SOUTHERLY MARGIN OF RUSSELL ROAD, SOUTH 66 DEGREES 44 MINUTES 05 SECONDS EAST 144.50 FEET TO AN IRON PIN FOUND; THENCE, LEAVING SAID MARGIN, ON A COMMON LINE WITH THE ANNE W. STANLAND & ROBERT A. QUELEY PROPERTY AS OF RECORD IN DEED BOOK 11625, PAGE 19-R.O.D.C., TN. SOUTH 27 DEGREES 36 MINUTES 10 SECONDS WEST, 441.45 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 62 DEGREES 42 MINUTES 02 SECONDS EAST, 199.61 FEET TO AN IRON PIN FOUND; THENCE, NORTH 27 DEGREES 18 MINUTES 05 SECONDS EAST, 472.02 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY MARGIN OF RUSSELL ROAD AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH THE SOUTHERLY MARGIN OF RUSSELL ROAD AND SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 06 SECONDS, A RADIUS OF 1224.74 FEET, A LENGTH OF 304.64 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 13 MINUTES 08 SECONDS EAST, 303.85 FEET; THENCE, NORTH 89 DEGREES 37 MINUTES 19 SECONDS EAST, 33.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, CONTINUING WITH SAID MARGIN AND SAID CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 53 MINUTES 46 SECONDS, A RADIUS OF 589.69 FEET, A LENGTH OF 101.85 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 25 MINUTES 48 SECONDS EAST, 101.72 FEET TO AN IRON PIN FOUND; THENCE A COMMON LINE WITH THE CAROLINE G. NAGGE PROPERTY AS OF RECORD IN DEED BOOK 10906, PAGE 394-R.O.D.C,. TN. SOUTH 28 DEGREES 00 MINUTES 06 SECONDS WEST, 361.45 FEET TO AN IRON PIPE FOUND; THENCE, SOUTH 59 DEGREES 31 MINUTES 14 SECONDS EAST, 203.94 FEET TO A WOODEN FENCE POST FOUND; THENCE, A COMMON LINE WITH THE PAUL BRADLEY MILNER, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200907140065646-R.O.D.C., TN. SOUTH 28 DEGREES 53 MINUTES 42 SECONDS WEST, 272.53 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE WENDY S. DAY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200604060039656-R.O.D.C,. TN. NORTH 63

DEGREES 09 MINUTES 56 SECONDS WEST, 250.21 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 29 DEGREES 20 MINUTES 04 SECONDS WEST, 150.00 FEET; THENCE, SOUTH 9 DEGREES 50 MINUTES 04 SECONDS WEST, 69.77 FEET TO A POINT IN THE NORTHERLY MARGIN OF POPLAR CREEK ROAD AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH SAID MARGIN AND CURVE HAVING A CENTRAL ANGLE OF 1 DEGREES 51 MINUTES 12 SECONDS, A RADIUS OF 2454.01 FEET, A LENGTH OF 79.38 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 08 MINUTES 40 SECONDS WEST, 79.38 FEET; THENCE, CONTINUING WITH SAID MARGIN, NORTH 74 DEGREES 04 MINUTES 16 SECONDS WEST, 155.28 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE TROY D. TUCKER & BECKY L. WALTER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201006160046850-R.O.D.C., TN. NORTH 27 DEGREES 15 MINUTES 17 SECONDS EAST, 146.76 FEET TO A POST FOUND; THENCE, NORTH 60 DEGREES 17 MINUTES 44 SECONDS WEST, 156.71 FEET TO AN IRON PIN FOUND; THENCE, NORTH 59 DEGREES 58 MINUTES 06 SECONDS WEST, 322.25 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE EMILY P. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201209100081558-R.O.D.C., TN. NORTH 27 DEGREES 32 MINUTES 35 SECONDS EAST, 537.81 FEET TO THE POINT OF BEGINNING. PREPARED BY SOUTHERN PRECISION LAND SURVEYING, INC., BRIAN MCCAIN, P.L.S. #2256.

CONTAINING, 450,780 square feet or 10.35 Acres, more or less.

Being part of the same property conveyed to Charles R. Coe, II and Adrienne L. Coe, husband and wife by Warranty Deed dated 05/07/2003 from G. Dean Goodsell, Jr., an unmarried person of record in Instrument 200305140065094, Register's Office for Davidson County, Tennessee.

Map & Parcel: 15500000300