TOUCHSTONE
TITLE & ESCROW, LLC

2500 21ST AVE S, NASHVILLE TN 37212
(615) 371-2299

Davidson County DEEDWARR
Recvd: 04/30/14 11:30 3 pgs
Fees:18.00 Taxes:1387.50
20140430-0036230

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Subscribed and sworn to before me, this 29th day of April, 2014.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
William D. Miller 1302 Shelby Avenue Nashville, TN 37206	People's Home Equity 5205 Maryland Way Suite 100 Brentwood TN 37027	83-13-265

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN D. RUCKER and wife, KATHRYN R. RUCKER,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **WILLIAM D. MILLER and wife, JANE H. MILLER**, hereinafter called the Grantee, their successors 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. 82 on the Plan of Payne Blakemore and Cumming's Addition to Nashville of record in Plat Book 57, Page 70, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Kevin D. Rucker and wife, Kathryn R. Rucker, by deed from Daniel L. Harris dated 10/5/12 of record in Instrument No. 201210090092323, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes oath that this is not and never has been his personal residence.

This property is improved property known as 1302 Shelby Avenue, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of April, 2014.

KEVIN D. RUCKER

KATHRYN R. RUCKER

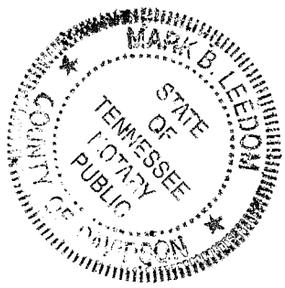
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **KEVIN D. RUCKER and wife, KATHRYN R. RUCKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 24th day of April, 2014.

Notary Public

My Commission expires: 9/11/17



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).