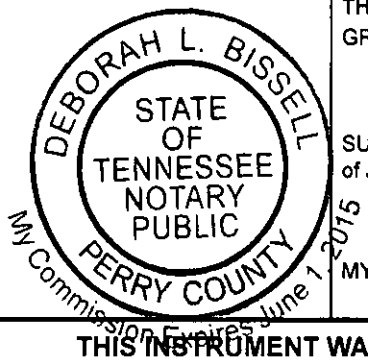
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-1-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Miller	Churchill Mortgage Corporation	141060C07900CO
(NAME)	(NAME)	
3733 Springwater Drive	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140047201 DEEDWARR
Recvd: 07/02/14 11:42 2 pgs
Fees:13.00 Taxes:758.50

20140702-0058230

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Phillip M. Gruen and Marnie L. Gruen, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael E. Miller and Kathleen A. Miller, Husband and Wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 74 on the Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 200307090094605, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip M. Gruen and Marnie L. Gruen, husband and wife by Warranty Deed dated 02/25/2004 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument 200403040024871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) . All matters as set forth per plats of record in Instrument 200207090082561 and Instrument 200307090094605; (2) Restrictive Covenants of record in Instrument 200302050016044, as amended of record in Instrument 200303030027396 and supplemented of record in Instrument 200308060111893; (3) By-Laws of record in Instrument 200302180020999; (4) All matters including but not limited to an Easement of record in Book 1298, Page 244; (5) Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415; (6) Stormwater Detention Agreement of record in Instrument 200212170155374; (7) Charter of the Homeowner's Association of record in Instrument 20030218002099811; (8) Quitclaim Deed to the Homeowner's Association of record in Instrument 200308060111892, said Register's Office; (9) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-20638
SMG TN Warranty Deed

This is improved ☑ property, known as 3733 Springwater Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 19th day of June, 2014.

X _____
Phillip M. Gruen

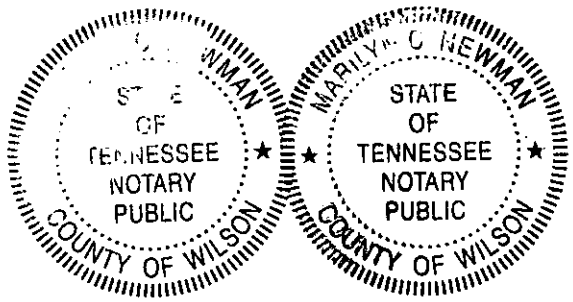
X _____
Marnie L. Gruen

State of Tennessee
County of Williamson

Personally appeared before me Phillip M. Gruen and Marnie L. Gruen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2014.

_____
Notary Public Escrow Officer
My Commission Expires: 8-14-17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1325