WARRANTY DEED

B-VRES-14-408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haley Layman	Same	**133-1-110.00**
(NAME)	(NAME)	**133-1-111.00**
408 Patterson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELISABETH MINER AND CARL MINER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HALEY LAYMAN, UNMARRIED AND ALEXANDRA LAYMAN, UNMARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being the Westerly 5 feet of Lot No. 8, and all of Lots 9 and 10 on the Map of Burrell Jackson's Re-Subdivision of Part of "Block "A" of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee. Said Plan of Burrell Jackson's Re-Subdivision is not of record, however is described according to a survey made for Z. J. Wilkinson, surveyor, July 19, 1984, as follows: Beginning on the Northerly margin of Patterson Street at the Southeast corner of the property conveyed to W. B. Fowlks, Jr. and wife, by deed from Claude T. Wilson and wife, of record in Book 2041, Page 255, said Register's Office, and being the corner of Lot Nos. 10 and 11; thence with the line between said two lots, Northwardly 182.7 feet; thence, Eastwardly 105 feet; thence Southwardly 175 feet, more or less, to the Northerly margin of Patterson Street; thence, with said Street Westwardly 105 feet to the point of beginning.

Being the same property conveyed to Elisabeth Miner and husband, Carl Miner by Warranty Deed from Scott Bonner and Lisa Rota, married, recorded on the 22nd day of November, 2010 in Instrument No. 20101122-0093514, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page 75.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Patterson Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20140047658 DEEDWARR
Recvd: 07/03/14 11:27 3 pgs
Fees:18.00 Taxes:573.50
20140703-0058822

Witness my/our hand(s) this the 27th DAY OF JUNE, 2014.

Ellsabeth Miner

STATE OF California
COUNTY OF ~~Los Angeles~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISABETH MINER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2014.

Foroogh Iranpour
Notary Public
My Commission Expires: October 28, 2015
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212



Witness my/our hand(s) this the 27th DAY OF JUNE, 2014.

Carl Miner by Shalene Gray, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shalene Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARL MINER, and who acknowledged he/she/they executed the same as the free act and deed of the said CARL MINER.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
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Nashville, TN 37212