NEW OWNER:

Vintage South, LLC
4025 WALLACE LN
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0443

Part of Map 130 Group 04-0 Parcel 100.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140050623 DEEDWARR
Recvd: 07/15/14 12:36 2 pgs
Fees:13.00 Taxes:1387.50
20140715-0062386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAUL D. MILLER, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **VINTAGE SOUTH, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 2 on the "Final Plat of Lot 32 on the Plan of Sneed Estates 34th Council District, Nashville, Davidson County, Tennessee, dated July 12, 2013", and of record in Instrument No. 20140421-0032951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Paul Dean Miller, by Quitclaim Deed from Larry Wayne Miller, dated June 30, 1983, and of record in Book 6087, Page 417, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Book 4864, Page 172 and Warranty Deed of record in Book 3132, Page 311, said Register's Office.

This UNIMPROVED property known as 4240 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **June, 2014**.

PAUL D. MILLER

HORTENSIA MILLER, joins in this conveyance to convey any martial interest or other interest that he may have in the above referenced property

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAUL D. MILLER and HORTENSIA MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 27th day of **June, 2014**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **375,000.00** .

Cadasta Thomas

AFFIANT

Sworn to and subscribed to before me 27 day of **June, 2014**.

LISA PIPLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires: 5/22/17