WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Melissa Whited
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-18-2015
(AFFIX SEAL)

JUDY PAINTER-ROSS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

Rtn:

#1135

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew G. Miller and Kara D. Miller	Farmington Mtg division of CapStar	161-01-0-005.00
(NAME) 5136 Cochran Drive	(NAME) 2002 Richard Jones Rd Ste 300A	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **THE ESTATE OF ELIZABETH ANNE BEESLEY PALMER AKA ANNE B. PALMER, BY JILL C. ADKINS, AS EXECUTRIX**, CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW G. MILLER AND WIFE, KARA D. MILLER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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.1056, on the Plan of Brentwood Hall, section 14, of record in Book 2663, page 129, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed Rupert E. Palmer and wife, Anne B. Palmer by warranty Deed dated April 14th, 1961Christina Warner Lyle and Derrick Lyle, Wife and Husband by quitclaim deed dated January 27th, 2003 from Christina Warner Lyle of record in Book 2707, page 655, said Register's Office. The said Rupert E. Palmer aka Rupert E. Palmer, Jr. having died on February 19, 2008 and title vested in Anne B. Palmer as the sole surviving tenant by the entirety. The said Anne B. Palmer having since died on January 3, 2013, and pursuant to her Last Will and Testament and Letters Testamentary granting Jill C. Adkins, Executrix of The Estate of Elizabeth Anne Beelsey Palmer, case 13P345, in the Seventh Circuit Court of Davidson County, Tennessee. The Estate of Elizabeth Anne Beesley Palmer is aka Anne B. Palmer.

BILL GARRETT, Davidson County
Trans:T20140054752 DEEDWARR
Recvd: 07/29/14 13:14 2 pgs
Fees:13.00 Taxes:1276.50
20140729-0067342

This is: Improved property, known as 5136 Cochran Drive (House Number) (Street) Nashville, TN 37220 (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 18 day of July, 2014.

The Estate of Elizabeth Anne Beesley Palmer

The Estate of Anne B. Palmer by Jill C. Adkins, Executrix
Jill C. Adkins, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jill C. Adkins, Executrix for the Estate of Elizabeth Anne Beesley Palmer aka Anne B. Palmer,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence).

Witness my hand and official seal at Nashville, Tennessee, this 18 day of July, 2014

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY