BILL GARRETT, Davidson County
Trans:T20140069528 DEEDWARR
Recvd: 09/17/14 10:52 3 pgs
Fees:18.00 Taxes:3089.50
20140917-0085236

Prepared by:
Mark B. Leedom, 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 $835,000.00

Tana Kelley
Affiant

Subscribed and sworn to before me, this 15th day of September, 2014.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public
My commission expires:

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14295

Address of New Owner:	Send Tax Bills to:	Tax Information
Vada Kathryn Costello 14200035700 2847 Old Hickory Boulevard Nashville, TN 37221	~~New Owner~~ Franklin Bank & Trust 317 N. Main St Franklin, KY 42134	14200035200

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, MICHAEL P. MILLER and wife, KATHLEEN R. MILLER, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to VADA KATHRYN COSTELLO, Unmarried, JOHN P. WHITE IV, Unmarried, and HENRY C. WHITE II, Unmarried, hereinafter called the Grantee, her/his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land being in the Second Civil District of Nashville, Davidson County, Tennessee, being part of property recorded in Deed Book 9947, Page 281, also being a part of Parcel I described in the Devon Hills Master Plat recorded in Plat Book 6900, Page 398:

Beginning on a concrete monument in the westerly right of way of Old Hickory Boulevard at the northeasterly corner of Devon Highlands, Phase I (Plat Book 7900, Page 428);

Thence, leaving Old Hickory Boulevard with the above mentioned Devon Highlands, Phase I, for the following 7 calls:

S 86 deg. 19 min. 15 sec. W – 226.49 feet to a concrete monument (old),
S 45 deg. 39 min. 15 sec. W – 138.56 feet to a concrete monument (old),
S 73 deg. 04 min. 38 sec. W – 228.57 feet to a concrete monument (old),
S 20 deg. 39 min. 48 sec. W –.251.05 feet to a concrete monument (old),
S 46 deg. 25 min. 46 sec. E – 185.52 feet to a concrete monument (old),
S 00 deg. 27 min. 08 sec. W – 199.54 feet to a concrete monument (old),
S 15 deg. 34 min. 45 sec. E – 68.79 feet to a concrete monument (old) at the northwesterly corner of Devon Highlands, Phase II, (Plat Book 6900, Page 399);

Thence, with Arlington Green for the following 2 calls:

N 67 deg. 34 min. 42 sec. W – 86.35 feet to a concrete monument (old),
S 77 deg. 36 min. 16 sec. W – 981.10 feet to a concrete monument (old) in the east line of Devon Close (Plat Book 9700, Page 86);

Thence, with Devon Close for the following 2 calls:

N 07 deg. 32 min. 48 sec. E – 59.91 feet to an iron pin (old),
N 87 deg. 57 min. 23 sec. W – 234.55 feet to an iron pin (old) at the southwestern corner of Devon Woods (Plat Book 9700, Page 17);

Thence, leaving Devon Close with the easterly right of way of Hicks Road N 02 deg. 02 min. 37 sec. E – 20.00 feet to an iron pin (old) at the southwestern corner of Devon Woods (Plat Book 9700, Page 17);

Thence, leaving the easterly right of way of Hicks Road with Devon Woods for the following 7 calls:

N 04 deg. 02 min. 37 sec. E – 95.00 feet to an iron pin (old),
N 25 deg. 27 min. 23 sec. W – 190.37 feet to an iron pin (old),
N 10 deg. 25 min. 41 sec. E – 211.35 feet to an iron pin (old),
N 24 deg. 34 min. 57 sec. E – 238.10 feet to an iron pin (old),
N 02 deg. 55 min. 02 sec. W – 90.40 feet to an iron pin (new);

Thence, leaving Devon Woods with the new southerly line of Lot 2 as established by this survey for the following 11 calls:

N 87 deg. 04 min. 58 sec. E – 155.56 feet to an iron pin (new),
S 25 deg. 12 min. 13 sec. w – 198.96 feet to an iron pin (new),
S 02 deg. 53 min. 20 sec. W – 148.21 feet to an iron pin (new),
S 39 deg. 32 min. 34 sec. E – 275.00 feet to an iron pin (new),
S 01 deg. 31 min. 49 sec. E – 229.30 feet to an iron pin (new),
N 77 deg. 36 min. 16 sec. e – 400.00 feet to an iron pin (new),
N 15 deg. 34 min. 45 sec. W – 69.19 feet to an iron pin (new),
N 00 deg. 27 min. 08 sec. E- 184.90 feet to an iron pin (new),
N 46 deg. 25 min. 46 sec. W – 196.99 feet to an iron pin (new),
N 20 deg. 39 min. 48 sec. E – 308.81 feet to an iron pin (new),
N 73 deg. 04 min. 38 sec. E – 240.98 feet to an iron pin (new),
N 45 deg. 39 min. 15 sec. E – 144.90 feet to an iron pin (new),
N 86 deg. 20 min. 09 sec. E – 220.96 feet to an iron pin (new) in the westerly right of way of Old Hickory Boulevard;

Thence, with said right of way, along a curve to the right having a delta of 04 deg. 10 min. 49 sec., a radius of 760.00 feet, an arc length of 55.45 feet, with a chord S 29 deg. 23 min. 50 sec. E – 55.44 feet to the Point of Beginning, and containing 325,385 square feet and 7.47 acres, more or less.

Being the same property conveyed to Michael P. Miller and wife, Kathleen R. Miller, by Warranty Deed from William E. Kantz, Jr., an unmarried man, dated 7/3/00 and filed for record on 7/18/00 in Instrument No. 200007180070976, 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.

This property is improved property known as 2847 Old Hickory Boulevard, Nashville, TN 37221.

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 seised 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 10 day of September, 2014.

MICHAEL P. MILLER

KATHLEEN R. MILLER

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 Michael P. Miller and Kathleen R. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 10th day of September, 2014.

Notary Public

My commission expires:

3-30-15

