Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 23 day of January, 2015.

Notary Public
My commission expires: MY COMMISSION EXPIRES 11/18/17

06-1501-75914

Address of New Owner:	Send Tax Bills to:	Tax Information
Melisa Anne Miller 924 Santa Maria Cv. Madison TN 37115	Gardner Financial Services LTD dba Legacy Mutual 3503 Paesanos Pkwy, San Antonio, TX 78231	052-08-0-A-256.00

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, Debbie Goss now known as Deborah Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melisa Anne Miller, an unmarried woman, hereinafter called the Grantees, their successors 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. 80, on the Plan of Phase Two, Section Four, Heron Walk, of record in Book 9700, Page 687, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debbie Goss, unmarried by deed from Allen Earps, dated August 31, 1999, recorded September 10, 1999, of record in Book 11657, Page 40, Register's Office for Davidson County, Tennessee. Debbie Goss and Deborah Brown being one and the same person. The grantor reassumed her maiden name subsequent to her divorce.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 924 Santa Maria Cv., Madison, TN 37115

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.

BILL GARRETT, Davidson County
Trans:T20150007502 DEEDWARR
Recvd: 01/30/15 10:09 2 pgs
Fees:13.00 Taxes:499.50
20150130-0008899

WITNESS my hand this 23 day of January, 2015.

Debbie Goss Brown

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debbie Goss Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of January, 2015.

Notary Public

My Commission expires 12-22-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.