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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122530**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $332,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2015 . Notary Public My Commission Expires: _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

BILL GARRETT, Davidson County
Trans:T20150011671 DEEDWARR
Recvd: 02/18/15 08:55 2 pgs
Fees:13.00 Taxes:1228.40
20150218-0013728

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Stinson and Katherine Market 2703 Acklen Avenue Nashville TN 37212	New Owner 2043 Hunter Wood Ct. Brentwood, TN 37027	Tax Parcel ID No. 104-11-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Salamah Magnuson and Seth Miller, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Market and Katherine Market, Husband and Wife, a ½ undivided interest and Phillip Stinson, a ½ undivided interest as tenants in common** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 56, STOKE'S AND MARSHALLS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Alan Miller and wife Barbara Miller, as Trustees of the Alan I. Miller Revocable Living Trust under agreement dated April 15, 2008 and Alan Miller and wife Barbara Miller, as Trustees of the Barbara L. Miller Revocable Living Trust under agreement dated April 15, 2008 to Salamah Magnuson and Seth Miller, husband and wife as recorded on the 21st day of February, 2014 in Instrument No. 20140221-0014802; Quitclaim Deed from Alan Miller and wife, Barbara Miller to Alan Miller and wife, Barbara Miller as Trustees of the Alan I. Miller Revocable Living Trust under an agreement dated April 15, 2008, a one-fourth (1/4) undivided interest, and to Alan Miller and wife, Barbara Miller as Trustees of the Barbara L. Miller Revocable Living Trust under an agreement dated April 15, 2008, a one-fourth (1/4) undivided interest recorded on the 22nd day of June, 2011 in Instrument No. 20110622-0048003; Quitclaim Deed from Mitchell A. Watts to Salamah Magnuson and Seth Miller, wife and husband, an undivided one-half interest and Alan I. Miller and wife, Barbara L. Miller, an undivided one-half interest as recorded on the 20th day of December, 2007 in Instrument No. 20071220-0146070; Warranty Deed from Mark C. Hill and Robert D. Dougher to Salamah Magnuson and Seth Miller, wife and husband as recorded on the 28th day of December, 2006 in Instrument No. 20061228-0160270, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STOKE'S AND MARSHALLS SUBDIVISION, as recorded in Plat Book 332, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2703 Acklen Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2015.

Salamah Magnuson by Alan Ira Miller her. Seth Miller by Alan Ira Miller, his
Salamah Magnuson by Alan Ira Miller, her Attorney-in-Fact Attorney-in-Fact

Seth Miller by Alan Ira Miller, his Attorney-in-Fact Attorney-in-Fact

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Ira Miller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Salamah Magnuson and Seth Miller, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of February, 2015.

Notary Public

My Commission Expires: 7/15/15

RONALD J. CAPARDO
Notary Public - State of Florida
My Comm. Expires Jul 15, 2015
Commission # EE 80345
Bonded Through National Notary Assn.