This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150034392 DEEDWARR
Recvd: 05/05/15 11:20 2 pgs
Fees:13.00 Taxes:72.15
20150505-0040745

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James & Joyce Miles 12377 Ilene Court Irvington, AL 36544	Same	041060/041.00

THIS INDENTURE, made this 30th day of April, 2015 between

Shane Barry, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James Miles and wife, Joyce Miles

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3A on the First Revision of Lot 3, Section One, Skyline Subdivision originally of record in Plat Book 2854, Page 117 and revised and divided in Instrument No. 20131230-0130780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a portion of the same property conveyed to Shane Barry by Special Warranty Deed dated 1/18/13 from Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4, of record in Instrument No. 20130124-0007733, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantors herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

This is ( ) improved (X) unimproved property known as: 1416 Finnland Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from a new survey and recorded plat amendment of record in Instrument Number 20131230-0130780 prepared by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, whose address is PO Box 495, Ridgetop, TN 37152.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Shane Barry

Shane Barry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shane Barry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of April, 2015.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $19,500.00.

Shane Barry

Affiant

Sworn to and subscribed before me, this 30th day of April, 2015.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY