WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073491 DEEDWARR
Recvd: 11/19/10 11:11 2 pgs
Fees:13.00 Taxes:601.25
20101119-0092669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Miller Enterprises LLC	New Owner	
(NAME) 4812 Overcrest Drive	(NAME)	105-13-441
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM B. STAGGS, JR. AND WIFE, JUDITH A. STAGGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. MILLER ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 3 on the Final Plat of Waverly Vaulx Subdivision, as shown on plat of record in Instrument No. 20070918-0111451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Together with a 12' Private Ingress/Egress Easement over Lots 1 and 2 as shown on the plan of record in Instrument No. 20070918-0111451, Register's Office of said County.

Being part of the same property conveyed to William B. Staggs and wife, Judith A. Staggs by deed from Waverly Vaulx Partnership, LLC, a Tennessee limited liability company, of record in Instrument No. 20071108-0131813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) all matters appearing on the plan of record in Instrument No. 20070918-0111451, said Register's Office; and (c) easement of record in Book 11701, page 822, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2308 Vaulx Lane, Nashville, TN 37204

(House Number) (Street) (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 17th day of November, 2010.

William B. Staggs, Jr.

Judith A. Staggs

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 William B. Staggs, Jr. and Judith A. Staggs, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2010.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011