WARRANTY DEED

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $175,000.00.

Affiant

Subscribed and sworn to before me this 29th day of March, 2011.

Notary Public
My Commission expires: May 20, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Miller Enterprises	SAME	091-16-0-216.00
4812 Overcrest Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald D. Runyeon and Tia M. Sillers ([redacted] managing members of the since dissolved For A Song Properties, LLC)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Miller Enterprises, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 209 on the plan of Block 9, Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Tia Sillers, married, by deed from WPPR Partnership, a Tennessee general partnership comprised of Anna Wilson, Monty Powell, Mark Prentice and Ron Runyeon, on August 14, 2006, of record in Instrument Number 20060824-0104326, Register's Office for Davidson County, Tennessee. And further conveyed to For A Song Properties, LLC by Quitclaim Deed from Tia Sillers, married of record in Instrument Number 20070326-0036259, said Register's Office. For A Song Properties, LLC being since dissolved leaving interest in said property vested in the original members being Ronald D. Runyeon and Tia M. Sillers.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4308 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 29, 2011.

Ronald D. Runyeon

Tia M. Sillers

BILL GARRETT, Davidson County
Trans:T20110018744 DEEDWARR
Recvd: 03/31/11 09:52 2 pgs
Fees:13.00 Taxes:647.50
20110331-0024666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald D. Runyeon and Tia M. Sillers** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 29, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY