WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024316 DEEDWARR
Recvd: 04/26/11 10:33 2 pgs
Fees:13.00 Taxes:1087.80

20110426-0031750

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$280,000.00~~ $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Miller Enterprises LLC, a Tennessee limited liability company	New Owner	10509032500
(NAME)	(NAME)	
4812 Overcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Allan Holladay and Edwin G. Kirkland** , hereinafter called the GRANTOR(S), 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 GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Harris and Eves Subdivision of Lot No. 19 in Jones and Dudley's Addition, as of record in Book 332, Page 114, and Lot No. 50 of Block No. 20 on the map of A. V. Jones' Subdivision of Blocks Nos. 2, 4, 6, 8, 12, 14, and 20 in Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee. Said Lot Nos. 6 and 50 front together 90.88 feet on the northerly side of Acklen, formerly Prosper Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Allan Holladay and Edwin G. Kirkland, as tenants in common by Deed from William D. Castleman, Trustee, from John Allan Holladay and wife, June S. Holladay, dated and filed for record on 09/24/1990 in Book 8201, Page 540, Register's Office for Davidson County, Tennessee. Grantors hereby certify that this property has never been the primary residence of herein grantors or their spouses.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1010 Acklen Avenue, Nashville, TN 37203-0541
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-2281
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of April, 2011.

John Allan Holladay

Edwin G. Kirkland

State of Tennessee
County of Williamson

Personally appeared before me John Allan Holladay and Edwin G. Kirkland , with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064