BILL GARRETT, Davidson County
Trans:T20110025736 DEEDWARR
Recvd: 05/02/11 13:10 2 pgs
Fees:13.00 Taxes:592.00
20110502-0033391

WARRANTY DEED

24807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF April, 2011.

(Affix Seal) Notary Public

My Commission Expires: _____

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID #
J. Miller Enterprises, LLC	Same As Owner	
4812 Overcrest Drive		Map and Parcel 10408039700
Nashville, TN 37211		

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 consideration, the receipt of which is hereby acknowledged, BRANDON JENKINS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto J. MILLER ENTERPRISES, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being part of Lot 65 on the Plat of O. B. Hayes Plan of Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Villa Street, 150 feet northerly from the northerly margin of Belcourt; thence with the easterly margin of Villa Street northerly 50 feet to the southwest corner of the property conveyed to Annie Craig, by Deed of record in Book 611, page 37, Register's Office for Davidson County, Tennessee; thence with Craig's southerly line, easterly 159.37 feet; thence southerly parallel with Villa Street, 50 feet; thence westerly 159.37 feet to the point of the beginning.

Being the same property conveyed to Brandon Jenkins from Gerald C. Finney, III, an unmarried man, by Warranty Deed of Instrument No. 20110405-0026109 for Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a) Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 10408039700.
b) All matters appearing on the Plat of O. B. Hayes Plan of Large Lots called "Rocky" as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and all easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments hereto.

This is (X) unimproved property known as 1718 Villa Place, Nashville, Tennessee 37212

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), its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 my hand this 29th day of April, 2011:

Brandon Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named BRANDON JENKINS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of April, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013