WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110038627 DEEDWARR
Recvd: 06/28/11 13:31 2 pgs
Fees:13.00 Taxes:1963.44
20110628-0049383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,658.77

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

PHILLIP L. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Ross Scott & James M. Gilmore	Primary Residential Mortgage	**MAP 105-13 PARCEL 441.00**
(NAME) **2308 Vaulx Lane**	(NAME) 4750 West Wiley Post Way #200	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Salt Lake City, UT 84116	
(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, **J. MILLER ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN ROSS SCOTT AND JAMES M. GILMORE, BOTH UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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, Final Plat of Waverly Vaulx Subdivision, as shown on plat of record in Instrument 20070918-0111451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to J. Miller Enterprises LLC, A Tennessee limited liability company, by deed from William B. Staggs Jr., and wife, Judith A. Staggs, of record in Instrument Number 20101119-0092669, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20070918-0111451, said Register's Office; (c) 12' ingress/egress easement for the benefit of Lots 3 & 4 over the easterly portion of said land; and (d) There is a 10' private sewer service line easement for Lot 4 that crosses Lot 3. Owner of Lot 4 is responsible for the installation, operation and maintenance.

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 my hand this 22nd day of June, 2011.

J. Miller Enterprises, LLC, a Tennessee limited liability company

By: _____
Jeffrey Miller, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Jeffrey Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of J. Miller Enterprises, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2011.

Commission expires:

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

_____
Notary Public