WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,390.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-30-14

(AFFIX SEAL)

Lisa M. Sheppard
Notary Public
State of Tennessee
Rutherford County

Return to
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

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

BILL GARRETT, Davidson County
Trans:T20110069733 DEEDWARR
Recvd: 11/04/11 13:31 2 pgs
Fees:13.00 Taxes:2066.04
20111104-0086397

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wesley Ware		**MAP 105-13**
(NAME)	(NAME)	
906 Waldkirch Ave	Same	**PARCEL 358**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **JAMES WESLEY WARE AND WIFE, AMY GARLAND WARE,** 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. 48 on the map of Waldkirch's Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Plan, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 48 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back 151.7 feet on the easterly line and 152.8 feet on the westerly line and 152.8 feet on the westerly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to J. Miller Enterprises, LLC, Tennessee limited liability company by deed from Sylvia Rose Barish, filed by record April 5, 2011 in Instrument No. 20110405-0025979, 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, paid and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 90, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **906 Waldkirch Ave, 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 17th day of October, 2011.

J. Miller Enterprises, LLC

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 17th day of October, 2011.

Commission expires:



_____
Notary Public