WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120021580 DEEDWARR
Recvd: 03/26/12 10:55 2 pgs
Fees:13.00 Taxes:684.50
20120326-0025312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: May 20, 2014

(AFFIX SEAL)

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

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
J. Miller Enterprises LLC d/b/a Aspen Construction Group	**Same As Owner**	**MAP 105-13**
(NAME) **8005 Church Street E, Suite 201**	(NAME)	**PARCEL 360.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, I, **MICHELLE M. CARTER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. MILLER ENTERPRISES LLC D/B/A ASPEN CONSTRUCTION GROUP**, 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 part of Lot 46 on the Plan of Waldkirch, a subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back northwardly 150.6 feet on the westerly line and 149.5 feet on the easterly line to a 15 foot alley in the rear, on which it measures 50 feet.

Included in the above description but excluded from this conveyance is a small triangle, measuring approximately 33.78X2.45X34feet, conveyed to Jesse J. Clark and wife, by deed from Elizabeth (Prince) Bobo of record in Book 2498, page 139, said Register's Office.

Being the same property conveyed to Michelle M. Carter by Warranty Deed from Nancy Dalton, unmarried and Dorothy Daniel, unmarried, dated August 1, 2001, recorded August 9, 2001 of record in Instrument No. 20010809-0085827, 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) 2012 real property taxes have been prorated 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 **902 Waldkirch Avenue, 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 23rd day of March, 2012.

Michelle M. Carter

Michelle M. Carter

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Michelle M. Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2012.

Commission expires: May 20, 2014

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

Pam McBroom

Pam McBroom Notary Public