# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120036320 DEEDWARR
Recvd: 05/17/12 10:11 2 pgs
Fees: 13.00 Taxes: 1998.00
20120517-0042723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$540,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-24-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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 |
|---|---|---|
| **Elaine Heard** (NAME) | Farmington Financial Group LLC (NAME) | **MAP 104-10** |
| **3800 Nebraska Avenue** (ADDRESS) | 2002 Richard Jones Rd. Ste. 200 (ADDRESS) | **PARCEL 211.00** |
| **Nashville, TN 37209** (CITY) (STATE) (ZIP) | Nashville TN 37212 (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 D/B/A ASPEN CONSTRUCTION GROUP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELAINE A. HEARD, A SINGLE WOMAN,** 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 the easterly part of Lots Nos. 101, 102, and 103 on the Plan of West Grove, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet, more or less, on the northerly margin of Nebraska Avenue, as measured along a slight curve, and runs back between lines 155.5 feet, more or less, on the westerly line and 173 feet on the easterly line, along the westerly margin of 38th Avenue North, to the southerly line of Lot No. 100, measuring 60 feet thereon.

Being the same property conveyed to J. Miller Enterprises, LLC a Tennessee limited liability company d/b/a Aspen Construction Group by Warranty Deed from Dixie Lee Parman, Trustee U/A/D Mar 11 2002 of the Dixie Lee Parman Revocable Living Trust Agreement, recorded November 15, 2011of record in Instrument No. 20111115-0089015, 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 109, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3800 Nebraska Avenue, Nashville, TN 37209**

(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 15th day of May, 2012.

J. Miller Enterprises LLC d/b/a Aspen Construction Group

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 d/b/a Aspen Construction Group, (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 15th day of May, 2012.

Commission expires:

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

_____
Notary Public