# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054586 DEEDWARR
Recvd: 07/25/12 13:11 2 pgs
Fees:13.00 Taxes:2060.00
20120725-0065337

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$556,757.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

**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 |
|---|---|---|
| **James T. Trone** | Franklin Synergy Bank | **MAP 105-13** |
| (NAME) | (NAME) | |
| **902 Waldkirch Avenue** | 3301 Aspen Grove Dr, Ste. 200 | **PARCEL 360.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | Franklin TN 37067 | |
| (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 D/B/A ASPEN CONSTRUCTION GROUP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES T. TRONE, MARRIED AND TIMOTHY H. TRONE, MARRIED,** 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 J. Miller Enterprises LLC d/b/a Aspen Construction Group by Warranty Deed from Michelle M. Carter, of record in Instrument No. 20120326-0025312, 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 15th day of July, 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 Manger.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2012.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

_____
Notary Public