BILL GARRETT, Davidson County
Trans:T20120054824 DEEDWARR
Recvd: 07/26/12 09:25 2 pgs
Fees:13.00 Taxes:675.25

20120726-0065637

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $182,500.00

Affiant

Subscribed and sworn to before me, this 12 day of July, 2012.

Notary Public

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires MAY 20, 2014

06-1206-74701

Address of New Owner:	Send Tax Bills to:	Tax Information
J. Miller Enterprises, LLC d/b/a Aspen Construction Group 8005 Church St. E, Ste 201 Brentwood, TN 37207	New Owner	Map and Parcel: 104-1-295.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan T. Myers, Unmarried**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **J. Miller Enterprises, LLC, d/b/a Aspen Construction Group**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 107 on the Plan of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 50 feet on the westerly margin of 38th Avenue North and runs back between parallel lines 160 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Susan T. Myers, unmarried by Warranty Deed from Readore Parson, unmarried, dated September 10, 1999, recorded September 16, 1999, of record in Book 11664, page 502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 119 38th Avenue North, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

****This Deed prepared without the benefit of a title search and upon information furnished by the parties****

WITNESS my hand this 19th day of July, 2012.

Susan T. Myers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan T. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19th day of July, 2012.

Notary Public
State of Tennessee at Large

My Commission expires: 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212