WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~May 20, 2014.~~ 7-8-2013

(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

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
Amber Russell	**SWBC Mortgage Corporation**	**MAP 104-10**
(NAME) **501 Acklen Park Drive**	(NAME) **9311 San Pedro Avenue, Ste 100**	**PARCEL 405.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **San Antonio, TX 78216**	
(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 D/B/A ASPEN CONSTRUCTION GROUP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMBER RUSSELL AND WILLIAM R. RUSSELL, WIFE AND HUSBAND,** 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 northerly part of Lot No. 12 on the Plan of Wrenwood, as of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Miller Enterprises, LLC d/b/a Aspen Construction Group by Quitclaim Deed from Paul T. Kyne, unmarried, of record as Instrument No. 20111206-0095033, 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 1130, page 55, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **501 Acklen Park Drive, Nashville, TN 37205**

(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.

BILL GARRETT, Davidson County
Trans:T20120060169 DEEDWARR
Recvd: 08/13/12 15:41 2 pgs
Fees:13.00 Taxes:1554.00
20120813-0072354

Witness my hand this 10th day of August, 2012.

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

By: _____

Robert L. Scruggs, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent 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 Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2012.

Commission expires:

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

My Commission Expires MAY 20, 2014

_____
Notary Public