WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062299 DEEDWARR
Recvd: 08/21/12 09:32 2 pgs
Fees:13.00 Taxes:1905.50
20120821-0074885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 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
James Daniel Huffines	**F & M Bank**	
(NAME) **884 Montrose Ave**	(NAME) **2021 Richard Jones Road Ste 200**	**MAP 118-1**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37215**	**PARCEL 444.00**
(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 **JAMES DANIEL HUFFINES, UNMARRIED AND LAURA PEGGY MERRITT, UNMARRIED,** 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 Lot No. 4 on the Plan of the Resubdivision of part of Lot No. 13, Montrose park, of record in Book 3842, page 223, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 4 fronts 57 feet on the northerly side of Montrose Avenue and runs back 130.1 feet on the westerly side and 137.2 feet on the easterly side to a dead line in the rear measuring 45.5 feet thereon.

Being the same property conveyed to J. Miller Enterprises, LLC d/b/a Aspen Construction Group by Deed from Chevonda Doak, recorded November 10, 2011 in Instrument No. 20111110-0087989, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Chevonda Doak by Quitclaim Deed from Fannie Gray, recorded April 1, 1992 in Book 8590, page 238, said Register's Office.

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); (b) all matters appearing on the plan of record in Book 3842, page 223, said Register's Office and (c) Restrictive covenants contained in Book 4282, page 653, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **884 Montrose Ave, 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 17th day of August, 2012.

J. Miller Enterprises, LLC

By: _____
Jeffrey Miller, Chief Manager

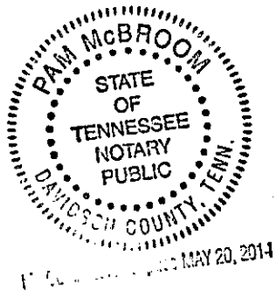
ACKNOWLEDGMENT

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, (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 17th day of August, 2012.

Commission expires:



_____
Notary Public