398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000840 DEEDWARR
Recvd: 01/03/13 15:07 2 pgs
Fees:13.00 Taxes:1572.50
20130103-0001011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Chris Chu	FARMINGTON FINANCIAL GROUP	**P/O 105-13-424.00**
(NAME)	(NAME)	
2103 9th Avenue S	2002 RICHARD JONES ROAD SUITE 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37215	
(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 **CHRIS CHU**, 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 Unit 2 of Lot B on the Plan of the Resubdivision of Lot 92 on the Map of Waverly Land Co's Waverly Place (Plat Book 4715, page 45), of record as Exhibit C of the DCCR of Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated § 66-27-103(b) of record in Instrument No. 20120827-0077003, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to J. Miller Enterprises LLC d/b/a Aspen Construction Group by Quitclaim Deed from Aspen Holdings LLC, filed for record July 31, 2012 as Instrument No. 20120731-0067369, Register's Office for Davidson County, Tennessee. Being also a portion of the same property conveyed to Aspen Holdings LLC by Warranty Deed from Legacy Partners, LP, a Tennessee Limited Partnership filed for recorded July 11, 2012 as Instrument No. 20120711-0060698, 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 paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4715, page 45 and Exhibit C of Instrument 20120827-0077003, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20120827-0077003, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2103 9th Avenue S, 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 28th day of December, 2012.

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

By: _____
Tim Kyne, 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, Tim Kyne, 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 28th day of December, 2012.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

_____
Notary Public