WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030941 DEEDWARR
Recvd: 04/16/13 10:07 2 pgs
Fees:13.00 Taxes:2207.79

20130416-0037579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$596,699.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Jason Duane Jensen	SVBC Mortgage Corporation	**MAP 118-10**
(NAME)	(NAME)	
2409 Vaulx Lane	9311 San Pedro Avenue # 100	**PARCEL 396.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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 D/B/A ASPEN CONSTRUCTION GROUP, A TENNESSEE LIMITED LIABLITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON JENSEN AND HOLLY** MICHELLE **ROBBINS AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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: HTR IS DUANE

Land in Davidson County, Tennessee, being Lot No. 3 on the Plat of Edgar C. Allen's Subdivision of Lot 7 in the W. W. Henry's Tract, as of record in Book 974, page 28, 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, Tennessee limited liability company d/b/a Aspen Construction Group, by Warranty Deed from Frank Verdun, unmarried, filed for record September 28 2012 in Instrument No. 20120928-0088430, 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) 2013 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 974, page 28, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2409 Vaulx Lane, 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 10th day of April, 2013.

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 Manager.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2013.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

_____
Notary Public