BILL GARRETT, Davidson County
Trans:T20130034392 DEEDWARR
Recvd: 04/26/13 09:31 2 pgs
Fees:13.00 Taxes:1165.50
20130426-0041562

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Teri Jackson
Affiant

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

Subscribed and sworn to before me, this 24th day of April, 2013.

Pam McBroom
Notary Public
My commission expires: My Commission Expires MAY 20, 2014

03-1304-37944

Address of New Owner:	Send Tax Bills to:	Tax Information
J Miller Enterprises, LLC 8005 Church St. E, Ste 201 Brentwood, TN 37027	Same As Owner	118-05-0-128.00

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, **Ernest L. McKinney, Jr. and wife, Brenda S. McKinney**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **J Miller Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 47-B, on the Plan of Section 1, Battlefield Estates, of record in Book 843, Page 96 and 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest L. McKinney, Jr. and wife, Brenda S. McKinney by deed from Ernest W. Brown, II and wife, Yvonne K. Brown, dated July 13, 1981, recorded July 15, 1981, of record in Book 5770, Page 601, 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 948 Clayton Ave, Nashville, TN 37204

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.

WITNESS my hand this 24th day of April, 2013.

Ernest L. McKinney, Jr.

Brenda S. McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ernest L. McKinney, Jr. and Brenda S. McKinney, 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 Nashville, TN, this 24th day of April, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15