THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130077258 DEEDWARR
Recvd: 09/06/13 09:03 2 pgs
Fees:13.00 Taxes:640.10
20130906-0094143

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery Miller and Julie Miller 5854 Fredricksburg Dr. Nashville, TN 37215	Same as New Owner	72-4-290

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHRISTOPHER KLOPP and wife, KEZIAH HESS-KLOPP**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFERY MILLER and wife, JULIE MILLER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A tract or parcel of land in Davidson County, Tennessee described as follows:

Being part of Lot No. 22 and all of Lot No. 23 of Block "D" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, December 4, 1958, as follows:

Beginning on the easterly margin of Janie Avenue at the corner of Lots Nos. 22 and 23; thence with said Avenue southerly 100 feet; thence easterly with the line between Lots Nos. 23 and 24, 175 feet; thence northerly 115.9 feet; thence in a southwesterly direction 175.7 feet to the beginning.

Being the same property conveyed to Kathy Henderson by Affidavit as to Heirs, from Gayle Watson and wife, Ruth Dyer Watson, dated 04/05/2002, and recorded 04/08/2002 in Instrument No. 20020408-0042446, said Register's Office. Also, being the same property conveyed to Kathy W. Henderson, by Affidavit of Heirship, from Gayle J. Watson and wife, Mildred Ruth Watson, dated 01/27/2012, and recorded 02/14/2012 in Instrument No. 20120214-0013002, said Register's Office. And further conveyed to Christopher Klopp, married, by Warranty Deed, from Kathy W. Henderson, unmarried, of record in Instrument No. 20120214-0013003, Register's Office for Davidson County, Tennessee, dated 01/31/2012, and recorded 02/14/2012. Keziah Hess-Klopp joins here to convey any interest she has by way of marriage.

This is improved property known as **1415 Janie Avenue, Nashville, Tennessee 37216**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands by and through our Attorney in Fact this **4th** day of **September, 2013**:

CHRISTOPHER KLOPP by Mary Gail Compton
Attorney in Fact

Christopher Klopp, by Mary Gail Compton, Attorney in Fact

KEZIAH HESS-KLOPP by Mary Gail Compton
Attorney in Fact

Keziah Hess-Klopp, by Mary Gail Compton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of September, 2013, before me personally appeared **Mary Gail Compton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **CHRISTOPHER KLOPP and wife, KEZIAH HESS-KLOPP**, and who acknowledged that such person executed the same as the free act and deed of **CHRISTOPHER KLOPP and wife, KEZIAH HESS-KLOPP**.
Witness my hand and official seal, this the 4th day of September, 2013:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $173,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2013:

Notary Public

My Commission Expires: 6-3-14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON