WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130080358 DEEDWARR
Recvd: 09/17/13 10:50 2 pgs
Fees:13.00 Taxes:1815.23
20130917-0097774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$490,604.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN.

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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
Tara Margaret Traynor	**Fifth Third Mortgage Company**	**117-4-N-2.00CO**
(NAME)	(NAME)	
2900 Primrose Circle	**5001 Kingsley Drive MD: 1MOCBQ**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Cincinnati, OH 45227**	
(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 **Tara Margaret Traynor,** 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 B of Lot 20A on the Resubdivision of Lot 20A on the Map of Primrose Circle Townhomes, of record as Exhibit C of the DCCR of 2900 Primrose Circle Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated § 66-27-103(b) of record in Instrument No. 20130321-0028041, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being part 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 26, 2012 as Instrument No. 20120726-0065657, 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); (b) all matters appearing on the plan of record in Instrument No. 20130321-0028041, said Register's Office; (c) Restrictive covenants contained in Book Instrument No. 20130321-0028041, said Register's Office; and (d) Charter of record in Instrument No. 20130321-0028041, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **2900 Primrose Circle, Nashville, TN 37212**

(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 13th day of September, 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 her/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 her/himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2013.

Commission expires:

_____
Notary Public