WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/14 11:18 3 pgs
Fees:18.00 Taxes:2046.75
20140123-0006434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$553174.56.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ALI TAHA ANNAHAS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA #7561555 COMMISSION EXPIRES 01/31/2017

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
Stephen G. Songy	**Pentagon Federal C. U.**	**10304037700**
(NAME)	(NAME)	
4012 Nebraska Avenue	**P. O. Box 1432**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Alexandria, VA 22313**	
(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, TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN G. SONGY AND WIFE, KIMBERLY B. SONGY,** 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 the westerly one-half of Lot No. 72, on the Plan of West End Annex, as subdivided by Sylvan park Land Company, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 72 fronts 50 feet on the northerly margin of Nebraska Avenue, formerly 8th Street and extends back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to J. Miller Enterprises, LLC, a Tennessee limited liability company, by Warranty Deed from James K. Glass, unmarried, filed for record November 15, 2012 in Instrument No. 20121115-0105157, 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) and (b) all matters appearing on the plan of record in Book 332, page 61, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4012 Nebraska Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 2nd day of January, 2014..

J. Miller Enterprises, LLC

By: _____

Robert L. Scruggs, Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Robert L. Scruggs, 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 Agent of J. Miller Enterprises, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Agent, 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 Agent.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2014.

Commission expires: 5-2-2016

_____
Notary Public

Angela K. Robertson
State of Tennessee

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD