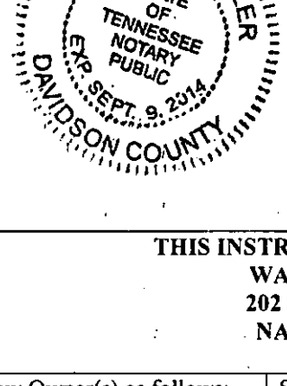
BILL GARRETT, Davidson County
Trans:T20140007749 DEEDWARR
Recvd: 02/03/14 14:14 2 pgs
Fees:13.00 Taxes:259.00
20140203-0009454

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2014.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
North by Northeast Development, LLC	New Owner	
3944 Moss Rose Dr.		07204029000 (Part of)
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY MILLER AND WIFE, JULIE MILLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 2 on the Plan of Resubdivision Plat Part of Lot No. 22 and All of Lot No. 23, Block "D", Country Club Estates of record in Plat at Instrument No. 20131231-0131143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Gayle Watson and wife, Ruth Dyer Watson by Deed from Robert E. Rivers, Sr., and wife, Susan Bower Rivers of record in Book 2858, Page 425, Register's Office for Davidson County, Tennessee, dated December 10, 1958 and recorded on December 15, 1958. Said Gayle Watson and Ruther Dyer Watson having since died. See also Affidavit of Heirship in Instrument Number 20120214-0013002, dated January 27, 2012, recorded February 14, 2012.

Being part of the same property conveyed to Christopher Klopp and wife, Keziah Hess-Klopp by Deed from Kathy W. Henderson, unmarried of record at Instrument No. 20120214-0013003, Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 14, 2012.

Being part of the same property conveyed to Jeffrey Miller and wife, Julie Miller by Deed from Christopher Klopp and wife, Keziah Hess-Klopp of record at Instrument No. 20130906-0094143, Register's Office for Davidson County, Tennessee, dated September 4, 2013 and recorded on September 6, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1415 Janie Ave., Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2014.

Jeffrey Miller

Julie Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Miller and Julie Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY