BILL GARRETT, Davidson County
Trans:T20140014259 DEEDWARR
Recvd: 02/28/14 15:54 2 pgs
Fees:13.00 Taxes:1546.60

20140228-0017549

# Warranty Deed

| | |
|---|---|
| ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $418,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 25th day of February, 2014.<br>Notary Public<br><br>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: |
|---|---|---|
| Joshua K. Miller | New Owner | |
| 1316 3rd Ave. N. | | 082090V00100CO |
| Nashville, TN 37208 | | |

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, **J & D HOMES, LLC, A TENNESEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA K. MILLER**, 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:

Being Unit No. A of Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions for Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130613-0060494 with said Unit being depicted on Plat attached as Exhibit B to said Declaration, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to David C. Hunter and Christen C. Hunter, husband and wife by Deed from Lawrence Bros., LLC, a Tennessee limited liability company of record at Instrument No. 20070202-0013740, Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 2, 2007.

Being part of the same property conveyed to J&D Homes, LLC by Deed from David C. Hunter, unmarried and Christen C. Hunter, unmarried of record at Instrument No. 20130412-0036578, Register's Office for Davidson County, Tennessee, dated April 5, 2013 and recorded on April 12, 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 improved property known as 1316 3rd Ave. N., Nashville, TN 37208.

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 25th day of February, 2014.

***J & D Homes, LLC, a Tennessee limited liability company***

By: Jarred McNeal
Title: Authorized Member

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 Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of J & D Homes, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2014.

Notary Public

My Commission Expires: 9-9-2014

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