Return To: 14-0069
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018018 DEEDWARR
Recvd: 03/18/14 10:10 2 pgs
Fees:13.00 Taxes:1331.63
20140318-0022205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

**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 |
|---|---|---|
| **Mark A. Wood** | **Wells Fargo Bank, NA** | **083040C00100CO** |
| (NAME) | (NAME) | |
| **2404A Carter Avenue** | **2801 4th Avenue, 2nd Floor** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Minneapolis, MN 55408** | |
| (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, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Wood and Karen-Lee Ryan, husband and wife,** 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 A of Lot 23A on the Resubdivision of Lot 23 according to Plat of 2404 Carter Avenue Townhomes, of record as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 2404 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20130523-0052343, corrected by Scrivener's Affidavit of record in Instrument No. 20140224-0015535, which added Exhibit "C", as amended in Instrument No. 20140306-0019042, being a Revision of Lot 23 on the Plan of Rosebank Park, of record in Plat Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to J. Miller Enterprises, LLC by Warranty Deed from Denise Pomfrett, an unmarried person, dated February 1, 2013, recorded February 5, 2013, of record in Instrument No. 20130205-0011783, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **2404A Carter Avenue, Nashville, TN 37206**

(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 7th day of March, 2014.**

**J. Miller Enterprises, LLC**

**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. (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 7th day of March, 2014.

Commission expires: 5-2-2016

Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County