WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

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 1ST DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140030440 DEEDWARR
Recvd: 05/02/14 15:09 2 pgs
Fees:13.00 Taxes:1331.63
20140502-0037618

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
Andrew S. Brennan	**F&M Bank**	
(NAME)	(NAME)	
2404B Carter Avenue	**10 Cadillac Drive, Suite 100**	**083040C00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(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 **Andrew S. Brennan,** 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 23B on the Resubdivision of Lot 23 according to Pat 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 66-27-103(b) of record in Instrument No. 20130523-0052343 and corrected by Scrivener's Affidavit of record in Instrument No. 20140224-0015535, which added Exhibit "C", and 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.

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) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 26, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20130523-0052343, corrected in Instrument No. 20140224-0015535, and amended in Instrument No. 20140306-0019042 said Register's Office.

This is improved X property, known as **2404B Carter Avenue, Nashville, TN 37206**

unimproved

(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 1st day of May, 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 1st day of May, 2014.

Commission expires: 5-2-16

Angela K. Robertson
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County