THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140053755 DEEDWARR
Recvd: 07/25/14 08:54 2 pgs
Fees:13.00 Taxes:351.50
20140725-0066115

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nathan Langley and Shawn Berner 909 South 14th Street Nashville, Tennessee 37206	Nathan Langley 1735 Chickenrd Lebanon, TN 37087	094 01 0 338.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER and wife, JULIE E. MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **NATHAN LANGLEY, married, and SHAWN BERNER, married, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot Number 56 on the Plan of Shelby Heights Section 1, as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, into which said plan reference is hereby made for a more complete and accurate plat description thereof.

Being the same property conveyed to Jeffery S. Miller and Julie E. Miller by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20140612-0051152, dated 6/6/2014, Register's Office for Davidson County, Tennessee.

This is improved property known as **909 South 14th Street, Nashville, Tennessee 37206 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **21st** day of **July, 2014**:

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY S. MILLER AND JULIE E. MILLER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 21st day of July, 2014:

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $95,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF JULY, 2014:

Notary Public

My Commission Expires: 5/2/18

W. AARON FORRESTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON