WARRANTY DEED

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20140057821 DEEDWARR
Recvd: 08/07/14 11:26 2 pgs
Fees:13.00 Taxes:1443.00
20140807-0071175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

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
J Miller Enterprises LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	
102 Woodmont Blvd., Suite 200		131-2-193.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Dennis Andrew Robinson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J Miller Enterprises LLC, a Tennessee limited liability company,** 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 Lot No. 3 and part of Lot No. 2 of Block 4 on the Plan of Overton Hills, as of record in Book 843, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 140 feet on the westerly side of Hood Avenue, and runs back 208.5 feet on the northerly line and 208.9 feet on the southerly line to a dead line measuring 73 feet thereon.

AND being 15 feet of Lot No. 2 described as follows: Beginning at a point being the common corner of Lot Nos. 2 and 3 and 15 and 16 and running north along the common line between Lots No. 2 and 16 for 15 feet; thence easterly 208 feet, more or less, to a point on the westerly side of Hood Avenue, said point being the common corner of Lot Nos. 2 and 3. The said part of Lot No. 2 which is being conveyed is a triangular shaped tract lying between Lot Nos. 2 and 3, and being the south 15 feet of the rear line of Lot No. 2.

BEING the same property conveyed to Dennis Andrew Robinson by Will from Rose R. Hinton, deceased, of record in Instrument No. 20100902-0069718, 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 843, page 66, said Register's Office.

unimproved

This is improved x property, known as **4203 Hood Avenue, Nashville, TN 37215**
(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 30th day of July, 2014.

Dennis Andrew Robinson

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Dennis Andrew Robinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2014.

Commission expires:

Notary Public