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:T20140057935 DEEDWARR
Recvd: 08/07/14 14:27 2 pgs
Fees:13.00 Taxes:229.40
20140807-0071280

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery Miller and Julie Miller 5854 Fredericksburg Drive Nashville, TN 37215	Same as New Owner	081-08-0-330.00

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, **PHILIP D. MACHALICK and wife, SUSY P. MACHALICK**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFERY MILLER and wife, JULIE MILLER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 17 1/2 feet of Lot No. 7 and the Northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lot Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 71, Register's Office for said County.

Said parts of said Lot Nos. 7 and 8 front together 32 1/2 feet on the Westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Being the same property conveyed to Davis Family Trust, a Revocable Trust, by Warranty Deed from Phillip Machalick and Susy Machalick, husband and wife, of record in Instrument No. 20110215-0013028, dated 2/7/2011, Register's Office for Davidson County, Tennessee; and being further conveyed by Philip D. Machalick, Trustee of the Davis Family Trust, a Revocable Trust, by Quitclaim Deed to Philip D. Machalick and wife, Susy P. Machalick, of record at Instrument No. 20140804-0069456, filed on 08/04/2014, said Register's Office.

This is improved property known as **1715 Nassau Street, Nashville, Tennessee 37208** .

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 **6th** day of **August, 2014**:

Philip D. Machalick

Susy P. Machalick
Susy P. Machalick

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 **PHILIP D. MACHALICK AND SUSY P. MACHALICK**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 6th day of August, 2014:

Notary Public

My Commission Expires: 5/23/18

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $62,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2014:

Notary Public

My Commission Expires: 5/23/18

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