THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150018471 DEEDWARR
Recvd: 03/13/15 13:04 2 pgs
Fees:13.00 Taxes:2421.65
20150313-0021840

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jamie Cheek, Trustee 5854 Fredricksburg Drive Nashville, Tennessee 37215	New owner	145-06-0-024.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, 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 Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jamie Cheek, Trustee of the 5854 Fredricksburg Drive Trust dated February 24, 2015**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Fredericksburg Drive at the corner of Lots 16 and 17; thence with the line between said two lots south 8° 23' west 164.0 feet to the corner of Lots 16, 17, and 18; thence with the line between Lot Nos. 17 and 18, south 16° 07' west 224.8 feet to the northerly margin of Fredericksburg Drive; thence with the same easterly 139.6 feet to a monument; thence around a slight curve, which has a radius of 525.00 feet in a northeasterly direction 239.5 feel to a monument; thence around a curve which has a radius of 81.50 feet in a northeasterly direction 254.8 feet to a monument in the southerly margin of Fredericksburg Drive; thence with the margin of said Drive north 79° 06' west 215.9 feet to a monument; thence with said Drive around a slight curve which has the radius of 420.50 feel in a northwesterly direction 263.7 feet to the point of beginning.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from J. Leo Snow and wife, Elois Snow, of record in Instrument No. 20070221-0021286, dated 2/20/2007, Davidson County Register of Deeds.

This is improved property known as **5854 Fredricksburg Drive, Nashville, Tennessee 37215 .**

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 **March, 2015**:

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 bargainors, 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 6th day of March, 2015:

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 $654,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015:

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2017