THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

BILL GARRETT, Davidson County
Trans:T20150040575 DEEDWARR
Recvd: 05/26/15 13:38 2 pgs
Fees:13.00 Taxes:434.75
20150526-0048115

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Project 11, LLC 521 Edwin Street Nashville, Tennessee 37207	Project 11, LLC 746 Harpeth Trace Dr. Nashville, TN 37221	071-08-0-356.00

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, **JEFFREY S. MILLER AND JULIE E. MILLER**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **PROJECT 11, LLC**, 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. 33 on the Plan of Rawls Tract Subdivision, Section Two, of record in Book 1424, page 84, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Jeffrey S. Miller and wife, Julie E. Miller, as joint tenants in common with right of survivorship, by Warranty Deed from Thomas E. Lawrence, of record in Instrument No. 20150311-0020805, Register's Office for Davidson County, Tennessee.

This is improved property known as **521 Edwin Street, Nashville, Tennessee 37207 .**

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 **20th** day of **May, 2015**:

Jeffrey 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 **JEFFREY 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 20th day of May, 2015:

W. 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 $117,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF MAY, 2015:

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017