BILL GARRETT, Davidson County
Trans:T20150048963 DEEDWARR
Recvd: 06/19/15 09:25 2 pgs
Fees:13.00 Taxes:444.00
20150619-0058674

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2015.

Notary Public

My commission expires: 9-26-16
(AFFIX SEAL)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William W. Miller	**NEW OWNER**	**172-06-0A-040.00-CO**
6027 Woodland Hills Drive		
Nashville, TN 37211		

FOR AND IN 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,

ABH Acquisition, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William W. Miller,

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 50, MOUNTAIN VIEW, SECTION 1, REVISION ONE, as shown on plat of record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ABH ACQUISITION, LLC, by deed from URBANDILLO, of record in Instrument No. 20131104-0114169, dated October 30, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is Unimproved property known as **6041 Woodland Hills Drive, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 15th day of June, 2015.

ABH Acquisition, LLC
By: Tim Hawbaker, Chief Executive Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Tim Hawbaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Executive Member of ABH Acquisition, LLC, a Tennessee limited liability company the within named bargainor, a corporation, and that he as such Chief Executive Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ABH Acquisition, LLC as Chief Executive Member.

Witness my hand, at office, this **15th** day of **June, 2015.**

Notary Public

My Commission Expires: 5-26-16

