Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Talbott Ottinger, Esq. McKenzie Laird, PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn before me this 10th day of August, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150066555 DEEDWARRSP
Recvd: 08/11/15 08:51 2 pgs
Fees:13.00 Taxes:3607.50
20150811-0080076

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randall Miller and Virginia Miller 1407 Ashwood Avenue Nashville, TN 37212	Same.	105-13-060.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVIS INVESTMENTS, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RANDALL K. MILLER and VIRGINIA A. MILLER, husband and wife** ("Grantees"), their heirs and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

> Being the East half of Lot No. 37 on the Map of Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.
>
> Said part of said Lot No. 37 fronts 50 feet on the South side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.
>
> Being the same property conveyed to Davis Investments, LLC by Warranty Deed from Joe F. Putnam and wife, Susan C. Putnam, dated May 28, 2014 and recorded June 2, 2014 in Instrument No. 20140602-0047257 in the Register's Office for Davidson County, Tennessee.

This is improved property located at **1407 Ashwood Avenue, Nashville, Tennessee.**

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees and their heirs and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. Grantor further covenants and bind itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on August 10, 2015.

DAVIS INVESTMENTS, LLC

By: _____
Robert S. Davis, II
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Robert S. Davis, II, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Davis Investments, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at Nashville, Tennessee this 10th day of August, 2015.

_____
Notary Public

My Commission Expires: June 21, 2016

NATALIE SULZBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016