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:T20150069518 DEEDWARR
Recvd: 08/18/15 13:03 2 pgs
Fees:13.00 Taxes:351.50
20150818-0083104

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie E. Miller 322 Greenway Ave. Nashville, TN 37205	SAME AS NEW OWNER	071-12-O-207.00

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, I, **JARRETT A. THIBODEAUX**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFERY S. MILLER AND WIFE, JULIE E. 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 Lot Number 134 on the plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jarrett A. Thibodeaux, unmarried, by Warranty Deed from Billy E. Hollis, unmarried, of record in on 08/08/2008, at Instrument No. 20080808-0082045, Davidson County Register of Deeds.

This is improved property known as **920 Oneida Avenue, Nashville, Tennessee 37207** .

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 my hand this **13th** day of **August, 2015**:

Jarrett A. Thibodeaux

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 **JARRETT A. THIBODEAUX**, the bargainor, 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 13th day of August, 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 $95,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2015:

Notary Public

My Commission Expires: 5/2/18

CAROL FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON