WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF WILLIAMSON
WILL KERBY TENNESSEE NOTARY PUBLIC My Comm Exp. June 30, 2019 COUNTY OF WILLIAMSON	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $97,000.00. Affiant Subscribed and sworn to me on September 11, 2015. NOTARY PUBLIC My Commission Expires: 6-30-15
File No.: 15-0217	

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth,
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Adventure Home Solutions, LLC, a Nevada limited liability company 2921 Wingate Avenue, Nashville, TN 37211	New Owner	119-06-0-157.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LEE P. MILLER, UNMARRIED,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ADVENTURE HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Sterling Heights, Section Three, of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEE P. MILLER, UNMARRIED, by Warranty Deed from JANICE A. WATSON, UNMARRIED, of record in Instrument No. 20080805-0080394, dated July 31, 2008, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 47 Peachtree Street, Nashville, TN 37210.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said 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 on September 11, 2015.

Grantor:

Lee P. Miller

BILL GARRETT, Davidson County
Trans: T20150077931 DEEDWARR
Recvd: 09/14/15 13:05 2 pgs
Fees: 13.00 Taxes: 358.90
20150914-0093008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LEE P. MILLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of September, 2015.

Notary Public

My commission expires: 6-30-19

WILL KERBY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 30, 2019
COUNTY OF WILLIAMSON