WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085419 DEEDWARR
Recvd: 10/07/15 09:23 3 pgs
Fees:18.00 Taxes:1480.00
20151007-0102154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Kendrick Group, LLC	New Owner	
(NAME)	(NAME)	
9308 Sawyer Brown Rd.		11813013500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARTHA LEE MILLER MASON, MARRIED, FREDERICK MONTGOMERY MILLER, UNMARRIED, AND PAUL DENNISON MILLER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 2083, Page 61, said Register's Office.

unimproved _
This is improved x property, known as 3921 Albert Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 5 day of October, 2015.

Martha Lee Miller Mason

MARTHA LEE MILLER MASON

Frederick M. Miller

FREDERICK MONTGOMERY MILLER

Paul Dennison Miller

PAUL DENNISON MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Lee Miller Mason, Frederick Montgomery Miller, and Paul Dennison Miller, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of October, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lipscomb Heights, as of record in Book 2083, Page 61, Register's Office for said County.

Said Lot No. 8 fronts 114.74 feet on the West side of Albert Drive, and runs back between lines, 225.2 feet on the North line and 240.3 feet on the South line, to a dead line in the rear on which it measures 131.1 feet.

Being the same property conveyed by Warranty Deed to Fred A. Miller and wife, Nancy E. Miller from Zeb H. Pointer, unmarried as recorded on the 18th day of September, 1968 in Deed Book 4269, Page 819, said Register's Office. Fred A. Miller has since died on September 24, 1999. Nancy E. Miller is sole surviving Tenant by the Entirety.

Warranty Deed from Fred A. Miller and wife, Nancy E. Miller to Floyd V. Montgomery and wife, Martha D. Montgomery, a 1/2 undivided interest in & to herein described property for their joint lives & life of survivor with remainder to the grantors, Fred A. Miller and wife, Nancy E. Miller as recorded on the 6th day of November, 1972 in Deed Book 4652, Page 908, said Register's Office.

Quitclaim Deed from Nancy E. Miller, a widow, also known as Nancy M. Miller to Nancy M. Miller, a widow, an undivided two-thirds (2/3) interest and unto Frederick M. Miller, a single man, an undivided one-third (1/3) interest, as tenants in common as recorded on the 25th day of August, 2008 in Instrument No. 20080825-0086902 and see also Order Admitting Will to Probate as recorded on the 10th day of August, 2015 in Instrument No. 20150810-0079888, in the Register's Office of Davidson County, Tennessee. Nancy Elizabeth Miller has since died on September 15, 2013. Frederick Montgomery Miller, Martha Lee Miller Mason and Paul Denison Miller are the devisee under the Will of Nancy Elizabeth Miller probated under Docket No. 15P1230, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.