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:T20150094602 DEEDWARR
Recvd: 11/05/15 15:36 2 pgs
Fees:13.00 Taxes:277.50
20151105-0113036

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
AJ Investments, LLC, 1505 SEVIER CT. NASHVILLE, TN 37208	NEW OWNER	081-06-0-066.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER and wife, JULIE E. MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **AJ Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors 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 No. 52 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller by deed from Patricia Miller of record on 10/01/2015, at Instrument No. 20151001-0099726, Davidson County Register of Deeds.

This is improved property known as **2709 Deerfield Drive, Nashville, Tennessee 37208** .

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 our hands this **2nd** day of **November**, **2015**:

Jeffery S. Miller

Julie E. Miller

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 **JEFFERY S. MILLER AND JULIE E. MILLER**, the bargainors, 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 2nd day of November, 2015.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $75,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of November, 2015:

Notary Public

My Commission Expires: 8-23-2016

