BILL GARRETT, Davidson County
Trans:T20160005822 DEEDWARR
Recvd: 01/21/16 15:09 2 pgs
Fees:13.00 Taxes:2845.30
20160121-0006402

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $769,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 19th day of January, 2016.

J. Brandon Miller
Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacqueline Y. Osborne Eric M. Osborne	State Farm Bank	
4203A Hood Avenue	2700 S Sunland Dr.	131024F00100
Nashville, TN 37215	Tempe, AZ 85282-3335	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J. MILLER ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE Y. OSBORNE AND ERIC M. OSBORNE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 4203 Hood Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141204-0111400, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Robert H. Hinton, Jr. and Rose R. Hinton by Warranty deed from Christopher G. Hopkins and wife, Dorothy W. Hopkins of record in Book 4733, page 295 Register's Office for Davidson County , Tennessee, dated July 31, 1973 and recorded on August 1, 1973.

Robert H. Hinton, Jr. and Rose R. Hinton having since died. Robert H. Hinton predeceasing Rose Hinton. Rose Hinton died January 2, 2010 leaving the property to her then husband Dennis Robinson at Will recorded at Instrument No. 20100902-0069718, Docket No. 10P205.

Being a portion of the same property conveyed to J. Miller Enterprises LLC, a Tennessee limited liability company by Warranty deed from Dennis Andrew Robinson, unmarried of record in Instrument No. 20140807-0071175 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 7, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 4203A Hood Avenue, Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of January, 2016.

J. Miller Enterprises, LLC

By: Lindsay L Miller
Name: Lindsay L Miller
Title: President/Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay L Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President/Sole Member of J. Miller Enterprises, LLC, A Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

