THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160016393 DEEDWARR
Recvd: 02/29/16 13:15 2 pgs
Fees:13.00 Taxes:259.00
20160229-0018972

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mid TN Partners, LLC 83 Lewis Street Nashville, TN 37210	Mid TN Partners, LLC 4206 Franklin Commons Ct. Franklin, TN 37067	093-16-0-197.00

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 **MID TN PARTNERS, LLC**, 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 and being part of Lot No. 149 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee and being more particularly described as follows, to-wit:

Beginning at the northeast corner of Lewis and Cannon Streets, thence with the northerly margin of said Cannon Street South 82 degrees East 83.5 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 31.5 feet to a fence post 3.6 feet southerly from the southern boundary line of lot number 148 in said plan; thence with a fence westwardly 86.9 feet to the easterly margin of said Lewis Street at the common corner of said lot numbers 148 and 149; thence with the easterly margin of said Lewis Street, South 4 degrees 45 minutes West 35 feet to the beginning.

Being the same property conveyed to Hernandez Roberto Lopez, by Warranty Deed from Mary J. Ebauer, unmarried, of record in Instrument No. 20140602-0047075, dated 6/2/2014, Scrivener's Affidavit of record in Instrument No. 20141014-0094990, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Camerino Castro Asiain, married, by Quitclaim Deed from Roberto Hernandez Lopez, unmarried, of record on 04/20/2015, at Instrument No. 20150420-0034955, Davidson County Register of Deeds. Further conveyed to Jeffery S. Miller and wife, Julie E. Miller by deed from Camerino Castro Asiain of record in Instrument No. 20160208-0011654, filed on 02-08-16, said Register's Office.

This is improved property known as **83 Lewis Street, Nashville, Tennessee 37210**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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 **22nd** day of **February**, **2016**:

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 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 22nd day of February, 2016.

Notary Public

My Commission Expires: 5/23/18

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $70,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2016:

Notary Public

My Commission Expires: 11-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON