NEW OWNER:

HART-LOVE ENTERPRISES, LLC
1709B 5TH AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEW OWNER

Map 83 Control Map S
Group 13
Parcels 1.00 & 2.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 16-0240

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160018048 DEEDWARR
Recvd: 03/04/16 13:20 3 pgs
Fees:18.00 Taxes:1573.23
20160304-0021000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the Order Approving Sale Free and Clear of Liens, Claims and Encumbrances entered February 26, 2016, in the United States Bankruptcy Court for the Middle District of Tennessee Nashville Division, Case No. 315-07020-MH3-11, **J. MILLER ENTERPRISES, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HART-LOVE ENTERPRISES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Units A & B** together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 1412 LILLIAN STREET, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140625-0055479, in the Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **J. Miller Enterprises, LLC a Tennessee limited liability company**, by Quitclaim Deed from Tarrick Love, a married man, dated July 1, 2014, and of record in Instrument Number 20140716-0062668, in the Register's Office for Davidson County, Tennessee. Reference is further made to the Warranty Deed of record in Instrument Number 20140407-0028709, said Register's Office. This conveyance is pursuant to the Order Approving Sale Free and Clear of Liens, Claims and Encumbrances entered February 26, 2016 in the United States Bankruptcy Court for the Middle District of Tennessee Nashville Division, Case No. 315-07020-MH3-11.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 1412 A & 1412 B LILLIAN STREET, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered pursuant to the above referenced Order, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record, including, but not limited to, that certain plat set forth in the Declaration of Covenants, Conditions and Restrictions of record at 20140625-0055479, in said Register's Office.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee herein.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of March, 2016.

J. MILLER ENTERPRISES, LLC

By: Lindsay Miller

Title: owner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Lindsay Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the Owner of **J. MILLER ENTERPRISES, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 1st day of March, 2016.

Gail D. Burch
NOTARY PUBLIC

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11/5/2018

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The actual consideration or value, whichever is greater, for this transfer is #425,198.08.

Lindsay Miller
AFFIANT

Sworn to and subscribed to before me this 1st day of March, 2016.

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/5/2018

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.