

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adeel & Sams Rentals, LLC	ADEEL & SAMS RENTALS, LLC (NAME)	07112034200
P O BOX 4019 (ADDRESS)	P O BOX 4019 (ADDRESS)	
Brentwood, TN 37024 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeffery A. Miller and wife, Kimberly D. Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Adeel & Sams Rentals, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 6 ON THE PLAN OF WALNUT GROVE SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHEROKEE AVENUE AND EXTENDS BACK ON THE EASTERLY SIDE 235.4 FEET AND 232.2 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY A. MILLER AND WIFE, KIMBERLY D. MILLER, BY DEED FROM GENE LANIUS AND WIFE, SHEILA LANIUS, OF RECORD IN INSTRUMENT NO. 20000114-0005104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 806 Cherokee Ave, Nashville, TN 37207
(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.

Witness my/our hand(s) this 7th day of April, 2016.

BILL GARRETT, Davidson County
Trans: T20160028685 DEEDWARR
Recvd: 04/08/16 11:02 2 pgs
Fees: 13.00 Taxes: 118.40
20160408-0033826

WARRANTY DEED
(Continued)

Jeffery A. Miller

Kimberly D. Miller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery A. Miller and wife, Kimberly D. Miller, the herein bargainor(s), 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, this the 7th day of April, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072