Warranty Deed

732,500.00

BILL GARRETT, Davidson County Trans:T20160029735 DEEDWARR Recvd: 04/12/16 15:00 2 pgs Fees:13.00 Taxes:2710.25 20160412-0035080	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $732,500.00. Affiant Subscribed and sworn to before me, this the 8th day of April, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Damon Whiteside Craig Dunn	new owner	
948B Clayton Avenue		118-05-0-K00-20-0CO
Nashville, TN 37204-3004		

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 **DAMON WHITESIDE, A SINGLE MAN AND CRAIG DUNN, A SINGLE MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 948B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 948 Clayton, a Horizontal Property Regime with Private Elements of record at Instrument No. 20130918-0098070, 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 the same property conveyed to Ernest L. McKinney, Jr. and wife, Brenda S. McKinney by Warranty deed from Ernest W. Brown, II and wife, Yvonne K. Brown of record in Book 5770, page 601, Register's Office for Davidson County, Tennessee, dated July 13, 1981 and recorded on July 15, 1981.

Being the same property conveyed to J Miller Enterprises, LLC, a Tennessee limited liability company by Warranty deed from Ernest L. McKinney, Jr. and wife, Brenda S. McKinney of record in Instrument No. 20130426-0041562, Register's Office for Davidson County, Tennessee, dated April 24, 2013 and recorded on April 26, 2013.

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 948B Clayton Avenue, Nashville, TN 37204-3004.

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 8th day of April, 2016.

J. Miller Enterprises, LLC, a Tennessee Limited Liability Company

Lindsay L. Miller

Name: Lindsay L Miller
Title: 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 herself to be the 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 8th day of April, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018