WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160040726 DEEDWARR
Recvd: 05/16/16 13:37 2 pgs
Fees:13.00 Taxes:447.70
20160516-0048610

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$121,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of May 2016.

Notary Public
My Commission expires: 7-15-18
(Affix Seal)

AMY FRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Jeffery S. Miller	Jeffery S. Miller	081-07-0-471.00
322 Greenway Ave.	322 Greenway Ave.	
Nashville, TN 37205	Nashville, TN 37205	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffery S. Miller and wife, Julie E. Miller**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 40 feet of Lot No. 7 on the Map of Subdivision of Lot 2 of Thos. Woodard's Subdivision as of record in Plan Book 2, Page 104, Chancery Court at Nashville. Said part of said lot fronts 40 feet on the westerly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 170 feet to the easterly margin of Owen Street.

Being the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company, from Brenda Flint now known as Brenda J. Southwell, by deed on June 26, 2015, of record in Instrument Number 20150630-0063139, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
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- Subject to all matters as shown on the Plan of record in Plat Book 2, Page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1913 10th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 12, 2016.

Jona Realty, LLC, a Tennessee limited liability company

BY:
Andy Maloney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of May, 2016, before me, appeared **Andy Maloney**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of **Jona Realty, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Rich Harris, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE