16 CD-405

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160077961 DEEDWARR
Recvd: 09/06/16 14:45 2 pgs
Fees:13.00 Taxes:925.00
20160906-0093520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of August, 2016.

Notary Public

My commission expires:

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

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:
Trent A. Fleege	Quicken Loans Inc	
2709 Deerfield Drive	1050 Woodward Ave	081-06-0-066.00
Nashville, TN 37208	Detroit MI 48226	

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, **AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRENT A. FLEEGE, AN UNMARRIED MAN**, 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 in Davidson County, Tennessee, being Lot No. 52 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page (s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samson Z. Taylor and wife, Effie B. V. Taylor by Warranty deed from Pyramid Property Company, a Tennessee Corporation of record in Book 2956, page 479, Register's Office for Davidson County, Tennessee, dated July 14, 1959 and recorded on August 24, 1959.

Effie B. B. Taylor died before Samson Z. Taylor, on 7/21/1995. Samson Z. Taylor did not remarry, and died on 1/30/2001 leaving no will. Patricia Miller is the only child ever born to or ever adopted by Samson Z. Taylor, and as such is the sole heir to his estate, according to Affidavit of Heirship filed simultaneously with this Instrument at Instrument No. 20151001-0099725, Davidson County Register of Deeds.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller by Warranty deed from Patricia Miller of record in Instrument No. 20151001-0099726 Register's Office for Davidson County, Tennessee, dated August 06, 2015 and recorded on October 01, 2015.

Being the same property conveyed to AJ Investments, LLC, a Tennessee limited liability company by Warranty deed from Jeffery S. Miller and wife, Julie E. Miller of record in Instrument No. 20151105-0113036 Register's Office for Davidson County, Tennessee, dated November 02, 2015 and recorded on November 05, 2015.

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 known as 2709 Deerfield Drive, Nashville, TN 37208.

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 29th day of August, 2016.

AJ Investments, LLC, a Tennessee Limited Liability Company

Nelson Andrew Beck, Managing Member

Jamie B. Day, Managing 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 Nelson Andrew Beck and Jamie B. Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Managing Members of AJ Investments, LLC, a Tennessee limited liability company, and that he/they, 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 29th day of August, 2016.

Notary Public

My Commission Expires:

