This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of December, 2016, by and between James A McCrady II, married, party of the first part, and Matthew Miller, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 as shown on the plan of Looby Heights, of record in Book 7900, Page 230, as corrected in Book 8289, Page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to James a. McCrady, II by virtue of that certain Warranty Deed dated June 20, 2007, and being of record at Instrument No. 20070626-0076025 in the Register's Office of Davidson County, Tennessee.

Shalania McCrady also known as Shalania M McCrady signs this deed with the intent to convey any and all marital rights she may have in said property.

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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, subject to existing restrictions and easements of record in said county for the listed property, including those at Book 8091, Page 751, and Book 8252, Page 832; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James A. McCrady II

James A McCrady II

Shalania McCrady by

Shalania McCrady by Staci Coleman,
Attorney in Fact

Staci Coleman Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20160111979 DEEDWARR
Recvd: 12/20/16 13:54 3 pgs
Fees:18.00 Taxes:512.08

20161220-0133679

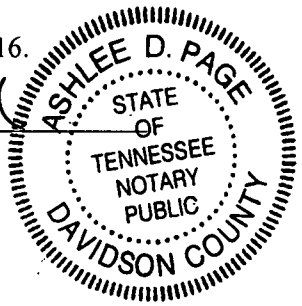
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James A McCrady II, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2016.

Ashlee Page
Notary Public

My Commission Expires: 9-1018



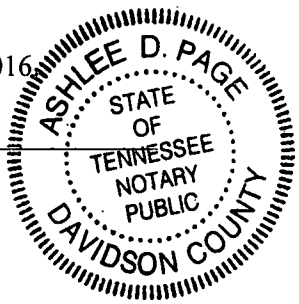
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2016, before me personally appeared Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shalania McCrady, and who acknowledged that he executed the same as the free act and deed of Shalania McCrady.

WITNESS my hand and official seal at office this 12th day of December, 2016.

Ashlee Page
Notary Public

My Commission Expires: 9-1018



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Staci Coleman, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Shalania McCrady, the principal.

This 12th day of December, 2016.

Staci Coleman

Sworn to and subscribed before me by Staci Coleman this 12th day of December, 2016.

Ashlee Page
Notary Public

My Commission Expires: 9-1018



Property Owner & Address: Matthew Miller

Tax Parcel No 08107058100

Property Address: 1013 Looby Circle
Nashville, TN 37208

MAIL TAX
BILLS TO: Same as owner

STATE OF TN
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $138,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Danielle Marie Crane
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of December, 2016.

Amy J. Farrar
Notary Public

My Commission Expires: 04/17/2018

Amy J. Farrar
State of Tennessee Notary Public
Rutherford County