WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011178 DEEDWARR
Recvd: 02/07/17 09:03 2 pgs
Fees:13.00 Taxes:1854.75
20170207-0012764

R-P-16-1504B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,283.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/[illegible]/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joy L. Miller and Jeffrey S. Miller	**Wells Fargo Bank, N.A.**	
(NAME) **1506 Ward Avenue**	(NAME) **2701 Wells Fargo Way**	**072-14-3Q-002.00CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION PROPERTY RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOY L. MILLER AND JEFFREY S. MILLER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit B, 1504 Ward Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1504 Ward Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160808-0082076, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Precision Property Restoration, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tony F. Guevara and wife, Doris M. Guevara , recorded June 21, 2016 in Instrument No. 20160621-0062830 and part of the same property conveyed to Tony F. Guevara and wife, Doris M. Guevara, by Warranty Deed from Olga Fuller, recorded September 12, 1984 in Book 6380, Page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160808-0082076, Register's Office for Davidson County, Tennessee.
- Charter for 1504 Ward Residences HOA of record in Instrument Number 201608120084243, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Joint Driveway, Electric Gate and Restrictive Covenants of record in Instrument Number 20161019-0110488, in the Register's Office for DavidsonCounty, Tennessee.
- All matters shown on the Plan of record in Plat Book 974, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1506 Ward Avenue, Nashville, Tennessee 37206**.

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), their 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, 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 GRANTEE(S), 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 the 3rd DAY OF FEBRUARY, 2017.

Precision Property Restoration, LLC

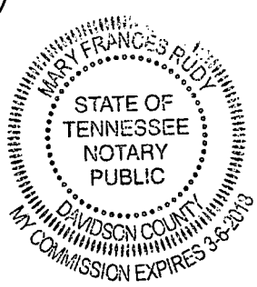
BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PRECISION PROPERTY RESTORATION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of February, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212