THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170013640 DEEDWARR
Recvd: 02/15/17 08:55 2 pgs
Fees:13.00 Taxes:540.20
20170215-0015488

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wayne James Investments, LLC 919 Sharpe Avenue Nashville, Tennessee 37206	610 May Lane Murfreesboro, TN 37130	083-01-O-062.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER AND JULIE E. MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **WAYNE JAMES INVESTMENTS, LLC**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 22, on the plan of MAP OF ZACK Q. MYERS' SUBDIVISION OF PART OF THE WOOD PROPERTY, as shown by plat of record in Book 547, Page 189, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeffery S. Miller and Julie E. Miller, husband and wife, by Warranty Deed, from Estaine K. Brockette, unmarried, of record in Instrument No. 20140525-0034930, recorded on 5/25/2014, Register's Office for Davidson County, Tennessee.

This is improved property known as **919 Sharpe Avenue, Nashville, Tennessee 37206** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **10th** day of **February**, **2017**:

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY S. MILLER AND JULIE E. MILLER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of February, 2017:

Notary Public

My Commission Expires: 3/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $146,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2017:

Notary Public

My Commission Expires: 3/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON