# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030600 DEEDWARR
Recvd: 04/11/17 14:32 2 pgs
Fees:13.00 Taxes:1972.10
20170411-0035431

File No.: ALW-16-543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
**COMMERCE TITLE & ESCROW, LLC**
513 3RD AVE SOUTH
NASHVILLE, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WHS Investments, GP | NEW OWNER | 105-07-257.00 |
| (NAME) | (NAME) | |
| 513 3RD AVE S | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37210 | | |
| (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 considerations, the receipt of which is hereby acknowledged, I/WE, **CLARENCE M. MILLER AND SHERRY L. MILLER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WHS INVESTMENTS, GP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being the Westerly 100 feet to the Easterly 400 feet of Block No. 6 on the map of Hamilton Subdivision, as of record in Minute Book 1, Page 97, Chancery Court at Nashville, Davidson County, Tennessee.

Said Part of Block No. 6 fronts 100 feet on the Southerly side of Hamilton Avenue and runs back between parallel lines, parallel with and 300 feet West of the Westerly margin of Pillow Street, 167-1/2 feet to an alley.

Being the same property conveyed to Clarence M. Miller and wife, Sherry L. Miller by Warranty Deed from Jeffrey L. Meeks, Sr. and wife, Pamela K. Meeks, recorded on the 2nd day of December, 1988 in Deed Book 7718, Page 766, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 543 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 10th day of April, 2017.

Clarence M. Miller

Sherry L. Miller

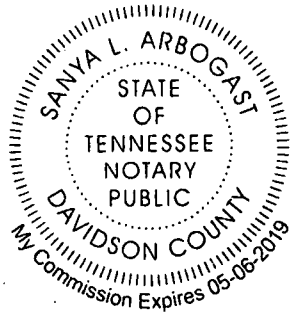
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence M. Miller and Sherry L. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2017.

Notary Public
My Commission Expires: 5/6/19

(SEAL)




**RETURN TO:**

**COMMERCE TITLE & ESCROW, LLC**
**513 3RD AVE SOUTH**
**NASHVILLE, TN 37210**
**(615)515-7171**