THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 5-KG-17-2016-H

Bill Garrett Davidson County
Batch# 25492 DEEDWARR
11/14/2017 12:32:43 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20171114-0116975

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kendrick The ~~Kenrick~~ Group, LLC 8109 Hilldale Drive Brentwood, TN 37027	newowner	081-07-0-149.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY MILLER and wife, JULIE MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **THE KENDRICK GROUP, LLC**, hereinafter called the Grantee, their 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 part of Lots Nos. 16, 17 and 18 on the Plan of Owen's Buena Vista Lots, as of record in Book 57, Pages 26 and 27, Register's Office for said County.

Said part of said lots adjoin and front together 92 feet on the east side of 9th Avenue North, and extends back between parallel lines, along the north margin of Goff Street, 156.5 feet more or less to a dead line.

Being the same property conveyed to Jeffrey Miller and wife, Julie Miller, by Warranty Deed from Leon Turner, unmarried, of record on April 6, 2017, at Instrument No. 20170406-0033902, Davidson County Register of Deeds. Note that the name spelling Jeffrey Miller in this prior deed is an inadvertent misspelling of Jeffery Miller. Therefore, Jeffery Miller who is the Grantor in the instant Warranty Deed is one and the same as Jeffrey Miller as stated in the previous deed of record.

This property is commonly known as **2016 9th Avenue North, Nashville, TN 37208**.

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 8th day of November, 2017:

Jeffery Miller

Julie 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 MILLER AND JULIE 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 8 day of November, 2017:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

Affiant

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

Notary Public

My Commission Expires: 7/6/20

DANA DELLINGHORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020