THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Bill Garrett Davidson County
Batch# 73703 DEEDWARR
03/27/2018 10:58:18 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20180327-0028547

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie E. Miller 322 Greenway Avenue Nashville, Tennessee 37205	New Owner 322 Greenway Avenue Nashville, TN 37205	091-06-0-100.00

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, I, **JOSE L. RIVAS VILLANUEVA**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFERY S. MILLER AND WIFE, JULIE E. MILLER**, hereinafter called the Grantees, their heirs 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 No. 1 on the Map of West Park Addition No. 2, of record in Plat Book 2330, Page 63, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 1 fronts 60 feet on the west side of 57th Avenue North and runs back between lines 100 feet to a dead line in the rear measuring 58.5 feet thereon.

Being the same property conveyed to Jose L. Rivas Villanueva, unmarried, by Warranty Deed from Eric T. Morrison and Renee G. Morrison, of record on June 24, 2004, at Instrument No. 20040624-0075306, Davidson County Register of Deeds.

This property is commonly known as **1100 57th Avenue North, Nashville, TN 37209**.

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 my hand this 16 day of **March, 2018**:

Jose L Rivas Villanueva
Jose L. Rivas Villanueva

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSE L. RIVAS VILLANUEVA**, the bargainor, 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 16 day of March, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON F[illegible]TNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018:

Notary Public

My Commission Expires: 4/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY