| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34530-10-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 21 day of November, 2018.<br><br>Notary Public<br>My Commission Expires: 12/19/20 |
|---|---|

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# WARRANTY DEED

| **Address New Owner:**<br>Miller Rentals, LLC<br>1107 17th Avenue South<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>New Owner<br>Same | **Tax Information:**<br>Map and Parcel No.:<br>104040 10800 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ira C. Waddey, Jr. and Ann M. Waddey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miller Rentals, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1107 17th Avenue South, Nashville, TN 37212.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 168186 **DEEDWARR**
11/29/2018 11:08:49 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20181129-0116381

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of November, 2018.

Ira C. Waddey, Jr.

Ann M. Waddey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ira C. Waddey, Jr. and Ann M. Waddey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of November, 2018.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of O.B. Hayes Plan of Large Lots, of record in Book 21, page 87, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point 197' 3" North of Edgehill Avenue on 17th Avenue, South, running thence with said 17th Avenue, 50' northwardly; thence at right angles 158' westwardly to an alley; thence running southwardly 50' with said alley; thence eastwardly 158' to 17th Avenue and point of beginning.

Being the same property conveyed to Ira C. Waddy, Jr. and wife, Ann M. Waddey by deed dated February 20, 2013 from Nashville Boys, LLC, a Tennessee limited liability company of record in Instrument No. 20130225-0018392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 104 04 0 108 00.
2. All matters appearing on the Plan of record as Book 21, page 87, Register's Office for Davidson County, Tennessee.