THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Assessor Please Note: The information at PADCTN.ORG is incorrect as of this date in that the images for the two properties covered by this Warranty Deed are reversed. This Warranty Deed and the prior deeds of record correctly note the correct lot numbers, street numbers, and tax identification numbers.

Karen Johnson Davidson County
Batch# 198268 DEEDWARR
02/22/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20190222-0016402

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#s:
William Aaron Fortner and Nicolas Ryan Stone 810 Crescent Centre Drive, Ste. 110 Franklin, TN 37067	New Owner	091-02-0-122.00 [Lot 11 A, Street No. 6110 B] & 091-02-0-332.00 [Lot 11 B, Street No. 6110 A]

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 wife, Julie E. Miller**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **William Aaron Fortner and Nicholas Ryan Stone,** as Tenants in Common, hereinafter called the Grantees, and said Grantees' heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

First Tract:

Land in Davidson County, Tennessee, being Lot No. **11A**, Zone Lot Division of Lot No. 11 of the Re-subdivision of Lot 11 of Cherokee Park, as of record in Book 6200, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from Cathy Clark, as Executrix of the Estate of Eva Jeannette Grimes Risher, of record on January 9, 2019, at Instrument No. 20190109-0002514, Davidson County Register of Deeds. Note that the estate of Eva Jeanette Grime Risher, the prior vested owner of record, was probated under the style of "IN RE: Estate of Eva Jeannette Grimes Risher", Docket No. 17P1421, in the Circuit Court of Davidson County, Tennessee (Probate Division). The Court in that matter issued an Order that the real property be brought into the Estate due to its insolvency, and that the Executrix of the Estate, namely Cathy Clark, may sell the real property of the deceased Eva Jeannette Grimes Risher.

This is improved property known as 6110 B Pennsylvania Avenue Nashville, TN 37209

Tax Parcel No. 091-02-0-122.00

Second Tract:

Land in Davidson County, Tennessee, Being Lot Number **11B**, Zone Lot Division of Lot 11 of the Re-subdivision of Lot 11 on the Plan of Cherokee Park, of record in Plat Book 6200 at page 482, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from Svetozar Radosavljevic, unmarried, of record on November 29, 2018, at Instrument No. 20181129-0116303, Davidson County Register of Deeds.

This is improved property known as 6110 A Pennsylvania Avenue Nashville, TN 37209.

Tax Parcel No. 091-02-0-332.00

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 21st **day of February, 2019:**

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 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of February, 2019:

Notary Public

My Commission Expires: 6/13/22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$262,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21st DAY OF February, 2019:

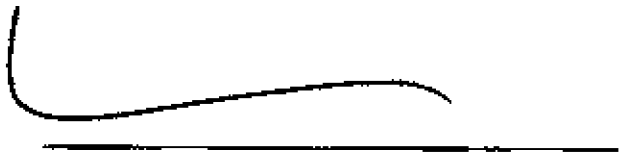
Notary Public

My Commission Expires: 6/13/22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

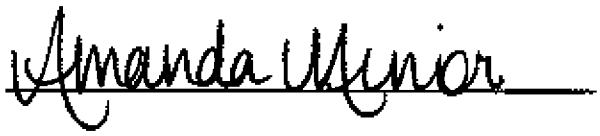
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

