This Document Was Prepared by:	This Space Reserved for Recording Purposes
A.S. Odom, Attorney 1109 Woodland Street #60221 Nashville, Tennessee 37206 After Recording Please Return to: Raven of Chota Trust 1831 12th Ave South, PMB# 190 Nashville, TN, 32703-5405	Karen Johnson Davidson County Batch# 329694 DEEDWARR 12/13/2019 01:25:02 PM 4 pgs Fees: $23.00 Taxes: $1,276.50 20191213-0128843

New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Raven of Chota Trust 1831 12th Ave South, PMB# 190 Nashville, TN, 32703-5405	Same	071-15-0-195.00

WARRANTY DEED

WARRANTY DEED, made this 12th day of December 2018 by and between Milestone Ventures 1 LLC of the City of Nashville and County of Davidson ("grantor"), and Raven of Chota Trust, J.R. Miles as Trustee ("grantee"), whose mailing address is 1831 12th Ave South, PMB# 190, Nashville, TN, 32703-5405.

THE GRANTOR, for and in consideration of the sum of ten dollars ($10), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Davidson, State of Tennessee, described as follows (enter legal description):

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Stainback Place of record in instrument No. 20040916-0111749, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Milestone Ventures 1 LLC, recorded on the 8th day of September, 2018 in Instrument No. 20180814-0080245, in Register's Office of Davidson County, Tennessee.

Also known as street and number 1334 Stainback Avenue, Nashville, TN 37207.

Tax Parcel ID# 071-15-0-195.00

The grantor does covenant that he/she/they/it is/are seized and possessed of the described property, and have a right to convey it, and the grantor does warrant the title against all persons whomever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Milestone Ventures 1, LLC

Jeffrey R Miles
Its: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss:

State of Tennessee,)
County of Davidson)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 345,000 **Affiant**

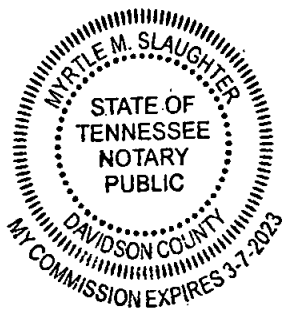
Subscribed and sworn before me this the 13 **Day of** December, 2019.
Brandi Wells, **Deputy Register**

On this 12th day of December, 2018, before me personally appeared Jeffrey Raymond Miles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal

NOTARY PUBLIC
My commission expires 03/07/2023

[NOTARY SEAL]



CERTIFICATION OF TRUST

Trust Name: Raven of Chota Trust

JEFFREY R. MILES, the Trustee of the Raven of Chota Trust, a revocable trust, executes this Trust Certification in accordance with Tennessee Code Annotated Section 35-15-1013, affirms that the trust is currently in existence and states the following:

1. The Raven of Chota Trust ("Trust") was created on December 12, 2018, with **JEFFREY R. MILES** as the Trustee.

2. **JEFFREY R. MILES** is currently serving as the Trustee of the Trust. In the event **JEFFREY R. MILES** should fail or cease to serve as the Trustee, **AMANDA A. WOLF** is appointed as the successor Trustee.

3. A Trustee has all powers granted to trustees under applicable state law including, but not limited to, all of the powers described in Tennessee Code Annotated Sections 35-15-815 and 35-15-816, as amended or restated from time to time, to the extent applicable, unless otherwise specifically amended by a provision of the Trust Agreement.

4. The Raven of Chota Trust is revocable.

5. If multiple Trustees are serving at any time, the trustees must act by a majority determination.

6. A person serving as Trustee shall be deemed to have failed, declined or ceased to serve as Trustee in the event of the death, resignation, removal, or disability of that person. Disability of a Trustee shall mean a person whose ability to receive and evaluate information effectively, or to communicate decisions, or both, is impaired to an extent that the person cannot exercise a reasonable degree of care with regard to the duties of Trustee, or who cannot take any requisite actions due to involuntary detention or disappearance. An involuntary detention or disappearance of the Trustee shall be determined by an affidavit of at least two persons with knowledge regarding the same. The disability of a Trustee shall be determined by such person's regular attending physician or physicians; or if none, by any physician who has examined or treated such person for the mental or physical condition causing the incapacity or disability. A written report signed by such physician or physicians stating that the Trustee is disabled under the foregoing definition shall act as sufficient evidence as to such person's disability.

7. The tax identification number of the Trust is the social security number of Jeffrey R. Miles, being 564-04-4153.

8. Assets transferred to the Trust are to be titled as follows: Jeffrey R. Miles, Trustee of the Raven of Chota Trust, dated December 12, 2018.

9. To the best of the Trustee's knowledge, the trust has not been terminated, modified, or amended that would cause the representations of this Certification to be incorrect.

JEFFREY R. MILES, Trustee

12/12/18
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Camille Fuston, Notary Public of the state and county aforesaid, **JEFFREY R. MILES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2018.

Camille Fuston
Notary Public

My commission expires: 11.8.2022

CAMILLE FUSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022