THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Karen Johnson Davidson County
Batch# 376382 DEEDWARR
03/24/2020 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200324-0031752

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jackson Valley Land Partners 6121 Nolensville Pike Nashville, TN 37211	New owner	072-16-0-210

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery S. Miller and Julie E. Miller**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jackson Valley Land Partners**, hereinafter called the Grantee, and the Grantee's heirs, 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 Lot No. 45, on the Map of Section 2, Porter Heights, as of record in Book 1424, Page 79, Register's Office for said County.

Said Lot No. 45 fronts 80 feet on the westerly side of Hayden Drive and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Jeffery S. Miller and Julie E. Miller, by Warranty Deed from Dorothy P. Lovell, of record on September 27, 2012, at Instrument No. 20120927-0088117, Davidson County Register of Deeds.

This is property commonly known as 1512 Hayden Drive Nashville, TN 37206.

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its 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 20 **day of March, 2020**:

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 S. 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 20 day of March, 2020:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$300,000.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23rd DAY OF March, 2020.

Notary Public

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

