THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00.
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MARCH, 2014. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/26/14 09:11 3 pgs
Fees:18.00 Taxes:5365.00
20140326-0024684

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hiller	Capital Bank NA	MAP
939 Oak Valley Drive	12195 Metro Pkwy Ste #2	PARCEL 13213004000
Nashville, TN 37220	Ft. Myers FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chris Howard and spouse, Angie P. Howard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Hiller and Michelle B. Hiller, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris Howard and wife Angie P. Howard by deed from Cook Builders, LLC, of record in Instrument No. 20070611-0069804 Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 11, 2007

Being also known as 939 Oak Valley Drive Nashville, TN 37220.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee (3) Easement(s) as set forth in Book 1788, page 186, and Book 1809, Page 539 said Registers Office (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6416, Page 921, in said Registers Office (5) Use of Water Easement of record in Book 931, Page 53, in said Registers Office (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **939 Oak Valley Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand( ) this the 25th day of March, 2014.

Chris Howard

Angie P. Howard

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 **Chris Howard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of March, 2014.

My Commission expires: March 8, 2016

Notary Public

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 **Angie P. Howard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of March, 2014.

My Commission expires: March 8, 2016

Notary Public

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

