WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00 Affiant Subscribed and sworn to before me, this 12th day of September, 2014 Notary Public MY COMMISSION EXPIRES: 1/9/2016 (AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc J. Miller	Wells Fargo Home Mortgage	159-00-0
(NAME)	(NAME)	(MAP)
10 Agincourt Way	P.O. Box 11758	258.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Newark, NJ 07101-4758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Michael R. Smith and wife, Courtney D. Smith, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marc J. Miller and Cynthia Miller, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Agincourt Subdivision, Revision One of record in Plat at Instrument No. 20070315-0031515, 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 Michael R. Smith and wife, Courtney D. Smith by deed from Terry W. Smith and wife, Ruth E. Smith of record in Instrument No. 20090106-0001407 Register's Office for Davidson County, Tennessee, dated January 01, 2009 and recorded on January 06, 2009.

Conveyance is pursuant to a United States Bankruptcy Court Middle District of Tennessee Order Authorizing the Sale of Real Property of record in Instrument No. 20140930-0089726 in the Register's Office for Davidson County, Tennessee, dated _____.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 10 Agincourt Way, Brentwood, Tennessee 37027.

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.

BILL GARRETT, Davidson County
Trans:T20140073121 DEEDWARR
Recvd: 09/30/14 08:14 2 pgs
Fees:13.00 Taxes:3792.50
20140930-0089727

Witness my/our hand(s) this 12th day of September, 2014.

Michael R. Smith

Courtney D. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael R. Smith and Courtney D. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal in the office at Brentwood, Tennessee, on this the 12th day of September, 2014.

Notary Public

My Commission Expires: 1/9/2016

