BILL GARRETT, Davidson County
Trans:T20140088648 DEEDWARR
Recvd: 11/25/14 08:37 2 pgs
Fees:13.00 Taxes:869.13
20141125-0108439

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Matthew J. Miller
1652 Stonewater Drive
Hermitage, TN 37076

MORTGAGEE
SWBC Mortgage Corp.
9311 San Pedro Ave, Ste. 100
San Antonio, TX 78216

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 145.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Latha Nair and husband, Sivakanth Nair,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew J. Miller and wife, Chelsea A. Miller,** 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. 145 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, and in Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Latha Nair, a married woman and husband, Sivakanth Nair, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated January 27, 2012 and filed of record in Instrument No. 20120201-0009171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20080408-003557, and amended in Instrument No. 20110427-0032201; Declaration of Easement of record in Instrument No. 20081209-0118828; Quitclaim Deed for Common Area of record in Instrument No. 20051219-0152200; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20110401-0025117, and corrected by Surveyor's Certificate of Correction of record in Instrument No.20110510-0035925, and in Instrument No. 20120705-0059091, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1652 Stonewater Drive Hermitage, TN 37076.**

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 hands this 21st day of November, 2014.

LATHA NAIR by Sivakanth Nair - Attorney in Fact
Latha Nair

By: _____
Sivakanth Nair, Attorney in Fact

_____
Sivakanth Nair

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sivakanth Nair, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Wilson

On this 21st day of November, 2014, before me personally appeared Sivakanth Nair, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Latha Nair, and who acknowledged that he executed the same as the free act and deed of Latha Nair.

Witness my hand and official seal this 21st day of November, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $234,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 21st day of November, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY