Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans: T20160007231 DEEDWARR
Recvd: 01/27/16 15:29 2 pgs
Fees: 13.00 Taxes: 764.25
20160127-0008001

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,555.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, 2016

Janice H. Collins
Notary Public
Commission Expires: 9-11-17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lisa Miller 2327 Somerset Valley Drive Antioch, TN 37013	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	173-06-0B-057.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Brian W. Waters, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Miller, a single woman

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 all of Lot No. 57 on the Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision, of record in Instrument Number 20120912-0082696, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Brian W. Waters, married, by Warranty Deed from Atkins & Associates Homebuilders, Inc., dated 4/17/14 and recorded 5/5/14 in Instrument Number 20140505-0038021; and the same property previously conveyed to Atkins & Associates Homebuilders, Inc. by Quitclaim Deed from Blackwater Construction, Inc., a Tennessee corporation, dated 4/17/14 and recorded 5/5/14 in Instrument Number 20140505-0038020; and part of the same property previously conveyed to Blackwater Construction Inc., a Tennessee corporation, by Warranty Deed from First Citizens National Bank, dated 9/26/12 and recorded 9/28/12 in Instrument Number 20120928-0088517, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2327 Somerset Valley Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of January, 2016.

Brian W. Waters

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian W. Waters, ~~married~~ unmarried** 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 at LAGUNA HILLS, CA. this 25 day of January, 2016.

Notary Public
My Commission Expires: 8.2.2016

(Notary Seal)

MICHAEL CARON
COMM. # 1986887
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG. 2, 2016