WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/16 11:35 4 pgs
Fees:23.00 Taxes:658.60
20160712-0071254

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $178,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2006B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Torrance Miller	Nations Lending Corp.	164-13-0A-034.00-CO
4220 Shagbark Trl	4 Summit Park Dr., Ste 200	
Antioch, TN 37013-7310	Independence OH 44131	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALICE A SMITH AND CAOLYN S MUELLER AS CO-TRUSTEES OF THE SMITH FAMILY REVOCABLE TRUST (originally dated May 3, 2000 and as amended April 25, 2014)

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TORRANCE MILLER

HEREINAFTER CALLED THE GRANTEE(S), 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. 57 on the Plan of Final Plat of Phase Three, Treehaven Subdivision of record in Plat at Instrument No. 20040913-0110149, 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 William M. Smith Jr., and Alice A. Smith, husband and wife by Warranty deed from Capital Homes, Inc., a Tennessee Corporation of record in Instrument No. 20050808-0093334 Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded on August 08, 2005.

Being the same property conveyed to Smith Family Revocable Trust (originally dated May 3, 2000 and as amended April 25, 2014) by Quitclaim deed from Alice A. Smith of record in Instrument No. 20150120-0005680 Register's Office for Davidson County, Tennessee, dated October 18, 2014 and recorded on January 20, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040913-0110149, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484, Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee.

Charter of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 660, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20031028-0158502, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4220 Shagbark Trl, Antioch, TN 37013-7310

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 8th day of July, 2016.

Smith Family Revocable Trust

BY: Alice A. Smith, Co-Trustee

Alice A Smith, Co-Trustee

BY: Carolyn S Mueller, Co-Trustee

Carolyn S. Mueller, Co-Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Alice A Smith and Carolyn S Mueller, Co-Trustees of the Smith Family Revocable Trust, 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 in the capacity and for the purposes therein contained. Witness my hand and official seal, this 8th day of July, 2016.

_____

Notary Public

My Commission Expires: _____

File #: 16-2006B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

SEE ATTACHED DOCUMENT

A.M. 7/8/16

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 8th, 2016 before me, Avnik Maleky, Notary Public
(insert name and title of the officer)

personally appeared Alice A. Smith and Carolyn S. Muller,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

AVNIK MALEKY
Commission # 2115995
Notary Public - California
Los Angeles County
My Comm. Expires Jun 18, 2019

SEE ATTACHED DOCUMENT
A.M. 7/8/16

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

