Prepared by:
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LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of November 2016.

Notary Public
My commission expires: 9-20-2017

BILL GARRETT, Davidson County
Trans:T20160106622 DEEDWARR
Recvd: 12/05/16 11:02 2 pgs
Fees:13.00 Taxes:580.90
20161205-0127274

Address of New Owner:	Send Tax Bills to:	Tax Information
John Kurtis Miller	SWBC	173050A17800CO
1743 Red Jacket Drive	9311 San Pedro Ave #120	
Antioch TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kimberly Ann Stewart, married fka Kimberly A. Russell hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to John Kurtis Miller, an unmarried man, 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:

Being Lot No. 178 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and amended of record in Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kimberly A. Russell, unmarried and n/k/a Kimberly Ann Stewart, married by deed dated July 14, 2006 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20060718-0086225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in 20050721-0084791, 20050805-0092480, 20051114-0136938, 20071227-0147998 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Barnes Crossing Homeowner's Association of record in Instrument No.

20050128-0010427 4) Easement to Comcast of record in Instrument No. 20131021-0109630 5) Easement of record in Instrument No. 20050721-0084791 and 20050811-0095171

This property is improved property known as 1743 Red Jacket Drive, Antioch, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 2nd day of ~~November~~ December, 2016.

Kimberly Ann Stewart by Nancy Tice, Her attorney in fact
Kimberly Ann Stewart, by Nancy Tice, Her Attorney-in-fact

Joshua Wayne Stewart by Nancy Tice, His attorney in fact
Joshua Wayne Stewart, by Nancy Tice, His Attorney-in-fact
Who joins in this conveyance for the sole purpose of waiving any Marital interest that he may have in this property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of December, 2016, before me personally appeared Nancy Tice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly Ann Stewart and Joshua Wayne Stewart acknowledged that such person executed the same as the free act and deed of Kimberly Ann Stewart and Joshua Wayne Stewart.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09740