Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1336

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John J. Miller and Shauna Miller, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Derrick C. Cumberbatch and Alicia Cumberbatch, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 100, on the Final Plat of Phase One, Section B, Bridgewater, of record in Instrument No. 20060425-0046949, and corrected by certificate of correction in Instrument No. 20060606-0067982, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John J. Miller, a married man, by deed from Lennis H. Ray, Co-guardian, dated December 14, 2012, of record in Instrument No. 20121218-0116373, Register's Office for Davidson County, Tennessee. Shauna Miller joins in this conveyance to convey any all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5240 New John Hagar Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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
Batch# 16155 DEEDWARR
10/20/2017 01:32:17 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20171020-0107726

WITNESS THE EXECUTION HEREOF this ____ day of October, 2017.

X _____ X _____

John J. Miller Shauna Miller

State of Arizona)
County of Maricopa)

On this 14 day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John J. Miller and Shauna Miller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X

Notary Public

My Commission Expires: 09/30/2020

AMANDA DUSCHA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 30, 2020

State of TN)
County of Wilson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of October, 2017.

Notary Public

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NEW OWNER:
Derrick C. Cumberbatch
5240 New John Hagar Road
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

TAX MAP-PARCEL #:
098-06-0A-108.00