Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2200

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of December, 2017

Notary Public
Commission Expires: 8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alex Miller Songkanh Miller 2212 Smedley Lane Antioch, TN 37013	Caliber Home Loans, Inc. 3701 Regent Blvd., Ste-180 Irving, TX 75063	163-16-0C-207.00-CO

Bill Garrett Davidson County
Batch# 38079 DEEDWARR
12/18/2017 09:57:24 AM 2 pgs
Fees: $13.00 Taxes: $640.10
20171218-0128417

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,

Erica Hutton, now Hirsch, married

Brandon Hirsch, spouse of grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

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

Songkanh Miller and Alex Miller, wife and husband

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. 207 on the Plan of Matlock, Phase 1, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Erica Hutton, a single woman by Warranty deed from J2K Builders, LLC of record in Instrument No. 20100916-0073900 Register's Office for Davidson County, Tennessee, dated September 15, 2010 and recorded on September 16, 2010. (Value of consideration shown in aforementioned deed $139,900.00.) Being also known as 2212 Smedley Lane Antioch, Tennessee 37013.

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: 2212 Smedley Lane, 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 14th day of December, 2017.

Erica Hirsch

Brandon Hirsch

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erica Hirsch and Brandon Hirsch** 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 Brentwood, Tennessee this 14th day of December, 2017.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21

(Notary Seal)