This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1238

Bill Garrett Davidson County
Batch# 47782 DEEDWARR
01/16/2018 01:04:02 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180116-0004469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 11th day of January, 2018

Notary Public
My Commission Expires: _____

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke G. Miles and Caitlin M. Miles 8280 Tapoco Lane Brentwood, TN 37027	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	181-06-0A-019.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Anna Walker f/k/a Anna Krajec and Kyle Walker, Wife and Husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Luke G. Miles and Caitlin M. Miles, Husband and Wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 19, Culbertson View, Phase One, of record in Instrument Number 20150803-0076314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed to Anna Krajec and Kyle Walker, wife and husband from Lake Forest Homes, Inc., a Tennessee Corporation , as recorded on the 2nd day of February, 2016 in Instrument No. 20160202-0010160; Quitclaim Deed to Lake Forest Homes, Inc., a Tennessee Corporationfrom SAF Properties, LLC, a Tennessee limited liability company (formerly SAF Properties, a Tennessee Partnership) , as recorded on the 26th day of August, 2015 in Instrument No. 20150826-0086134 and Warranty Deed to SAF Properties, a Tennessee Partnership, from Ray D. Hare and Ali Mohsenzdeh as recorded on the 28th day of August, 2013 in Instrument No. 20130828-0090882, in the Register's Office of Davidson County, Tennessee.

Anna Walker and Anna Krajec is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **8280 Tapoco Lane, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2018.

GRANTOR:

Kyle Walker

Anna Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Walker and Anna Walker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2018.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: 2-25-20