WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: February 19, 2007.
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires Feb. 19, 2007

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. Biederman	SUNTRUST MORTGAGE, INC.	
(NAME)	(NAME)	
208 Leonard Ave.	1001 Semmes Avenue	104-13-84
(ADDRESS)	(ADDRESS)	
Nashville, TN	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032488

For and 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, Mike Swallows**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles J. Biederman and wife, Anna Biederman**, 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 a part of the S. W. Berger House Place shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of said Berger Home Place, as of record in Book 547, page 106, said Register's Office and being Lot No. 2 on the Map of R. Smith's Subdivision of said property and shown as a copy of a plat which is of record in connection with a sewer line easement plan of record in Book 1730, page 6, said Register's Office.

Said Lot No. 2 fronts 60 feet on the easterly side of Leonard Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mike Swallows, unmarried by deed from Sam Kelton, Jr. and wife, Claudette B. Kelton and recorded in Instrument Number 200302260025386, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 208 Leonard Ave., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 11/14/03 11:09 2pgs
Fees:13.00 Taxes:2146.00

20031114-0166589

Witness my hand this 7th day of November, 2003.

Mike Swallows by Adam Ryan his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the, the undersigned, of the State and County aforesaid, personally appeared Adam Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact for Mike Swallows the within named bargainor, and that he as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the name of Mike Swallows, by Adam Ryan, as Attorney-in-fact.

Witness my hand and seal, this 7th day of November, 2003.

Commission expires: February 19, 2007

Betty Hodges Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007