Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2011.

Notary Public
My commission expires: 5/20/14

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

07-1111-84647

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicolle A. Pogel 612 Templewood Drive Nashville TN 37214	Mortgage America, Inc. 1800 International Park Dr. #100 Birmingham, AL 35243	096-10-0 289.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael A. Howell and wife, Deborah D. Howell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicolle A. Pogel, _____ and Daniel C. Johnson, wife and husband, hereinafter called the Grantees, their successors 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 627, on the map of Cloverhill, Section VIII, of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Howell and Deborah D. Howell, by deed from Shawn Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated September 13, 2010, recorded September 15, 2010 in Instrument No. 20100915-0073366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 Templewood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20110077166 DEEDWARR
Recvd: 12/06/11 15:51 2 pgs
Fees:13.00 Taxes:440.30
20111206-0095292

WITNESS my hand this 29 day of November, 2011.

Michael A. Howell

Deborah D. Howell

Michael A. Howell

Deborah D. Howell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Howell and Deborah D. Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29 day of November, 2011.

Deborah K. Devine

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

