WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-712

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Deurlein (NAME)	**SWBC Mortgage** (NAME)	
515 Madison Street Apt. 323 (ADDRESS)	**9311 San Pedro Ave. Suite 100** (ADDRESS)	**83-6-246.00**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	**San Antonio, TX 78216** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CHARLES R. RINGO, UNMARRIED AND MICHAEL G. MILES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL DEURLEIN AND LEIGHANN RODD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 17, OLIVIA W. SHARPE'S ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 17, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. RINGO, UNMARRIED AND MICHAEL G. MILES, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM KELLY TOLSON LOTOCHINSKI, RECORDED ON THE 27TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060927-0119555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 17; RESTRICTIVE COVENANT OF RECORD IN INSTRUMENT NO. 20061121-0144593 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **712 Setliff Place Nashville, Tennessee 37206**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130084916 DEEDWARR
Recvd: 10/02/13 08:59 2 pgs
Fees:13.00 Taxes:1557.70

20131002-0103180

Witness my/our hand(s) this 26th day of September, 2013.

Charles R. Ringo by John Gleaves,
Attorney in Fact

Michael G. Miles by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES R. RINGO AND MICHAEL G. MILES and who acknowledged he executed the same as the free act and deed of the said CHARLES R. RINGO AND MICHAEL G. MILES.

Witness my hand and official seal, this the 26th day of September, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212