WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-24-17
(AFFIX SEAL)

IVA J. BINKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

G-LG-13-2615

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)
Clare H. Michels	**Same as New Owner**	
(NAME)	(NAME)	**10411022800**
2615 Barton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(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 **ANN CHARVAT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CLARE H. MICHELS AND JAMES R. MICHELS, 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 NO. 71 AND THE WESTERLY 10 FEET OF LOT NO. 70 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 AND THE WESTERLY 10 FEET OF LOT NO. 70 FRONT TOGETHER 70 FEET ON THE SOUTHERLY SIDE OF BARTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 260 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MARK M. JONES AND WIFE, SHIRLEY GLEASON JONES, TRUSTEES OF THE U/A/D APRIL 27, 1998 TO ANN CHARVAT AND HUSBAND, JOHN C. DEDERT AS RECORDED ON THE 22ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050622-0071523 AND QUITCLAIM DEED FROM JOHN C. DEDERT TO ANN CHARVAT AS RECORDED ON THE 13TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070813-0096516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 7.

This is
( ) unimproved
(X) improved
property known as **2615 Barton Avenue Nashville, Tennessee 37212**
(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:T20130105132 DEEDWARR
Recvd: 12/17/13 15:20 2 pgs
Fees:13.00 Taxes:1809.30
20131217-0127552

Witness my/our hand(s) this 16th day of December, 2013.

Ann Charvat

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Charvat, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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