THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140008479 DEEDWARR
Recvd: 02/05/14 14:40 2 pgs
Fees:13.00 Taxes:543.90
20140205-0010337

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael K. Daniel and Emily E. Daniel 307 Valeria Street Nashville, Tennessee 37210	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	119 01 0 450.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SCOTT E. SCHWIEGER and wife, JESSICA B. SCHWIEGER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL K. DANIEL and wife, EMILY E. DANIEL**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Map of Overhill City and W. H. Fox Subdivision, of record in Plat Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott E. Schwieger and wife, Jessica B. Schwieger, by Warranty Deed from G. Warren Finney and wife, Anna K. Finney, of record in Instrument No. 20071101-0129191, dated 10/26/2007. See also Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20071127-0137386, recorded on 11/27/2007, Register's Office for Davidson County, Tennessee, regarding correction of Affidavit of Consideration in the Warranty Deed.

This is improved property known as **307 Valeria Street, Nashville, Tennessee 37210 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands this **31st** day of **January, 2014**:

Scott E. Schwieger

Jessica B. Schwieger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT E. SCHWIEGER** and **JESSICA B. SCHWIEGER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of January, 2014:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $147,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2014:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON