Davidson County DEEDWARR Recvd: 02/14/14 13:47 4 pgs Fees:23.00 Taxes:1739.00 **20140214-0013246**	

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $470,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2014. Notary Public My Commission Expires:

Address New Owner As Follows: Henry D. Varnell, IV and Ellen J. Varnell 2805 Westwood Ave. Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 104-14-0-133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. MICHELS AND WIFE, CLARE H. MICHELS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HENRY D. VARNELL, IV AND WIFE, ELLEN J. VARNELL,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 140 feet of Lot No. 25 on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 25 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to James R. Michels and Clare G. Heburn, by deed dated March 27, 2002, from Alicia Doe Steinhilber and husband, Jack D. Steinhilber, Jr., of record in Instrument No. 20020408-0042591, Register's Office for Davidson County, Tennessee; the said parties having since married and by quitclaim deed of record in Instrument No. 20021217-0155717, said Register's Office, title is vested in James R. Michels and wife, Clare H. Michels.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2805 Westwood Ave., Nashville, TN 37212.**

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 we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of February, 2014.

James R. Michels

Clare H. Michels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. MICHELS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2014

Notary Public

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 5, 2014

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARE H. MICHELS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2014

Notary Public

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 5, 2014

My Commission Expires: _____

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

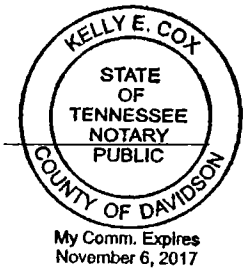
Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires



My Comm. Expires
November 6, 2017