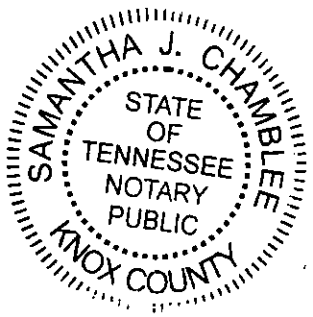
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 04-02-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy Powell	Michigan Mutual, Inc	07508005700
(NAME)	(NAME)	
713 Albany Drive	100 Galleria Officentre	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1532	Southfield, MI 48034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140020450 DEEDWARR
Recvd: 03/27/14 10:23 2 pgs
Fees:13.00 Taxes:540.20

20140327-0025153

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael B. Miers and wife, Beth-Anne Miers**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Randy Powell** , hereinafter called the GRANTEE(S), their heirs and/or 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 262 on the Plan of Tulip Grove, Section Four, as of record in Plat Book 4175, page 12, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Miers, unmarried by Deed from Terri N. Frensley, unmarried, dated 07/15/2003 and filed for record on 07/28/2003 in Instrument 200307280105524, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael B. Miers and wife, Beth-Anne Miers by Deed from Michael Miers, unmarried, dated 11/10/2011 and filed for record on 12/12/2011 in Instrument 201112120096589, Register's Office for Davidson County, Tennessee.

All matters as set forth per p Book 4175, Page 12, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 713 Albany Drive, Hermitage, TN 37076-1532
(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/or 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/or 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 25th day of March, 2014.

Michael B. Miers by Beth-Anne Miers his attorney in fact — Beth-Anne Miers

Michael B. Miers by Beth-Anne Miers
his attorney-in-fact

Beth-Anne Miers

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth-Anne Miers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2014.

Lissa Groom

Notary Public
My Commission Expires: 9-12-14

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Beth-Anne Miers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Michael B. Miers, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140327-0025153, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of March, 2014.

Lissa Groom

Notary Public
My commission expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122