WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-VRES-14-200

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Duval Michel	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**104-01-0-122.00**
200 Chamberlin St	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78216**	
(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, I/we **THOMAS RAY HOWARD AND WIFE, SANDRA DALE HOWARD,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK DUVAL MICHEL, AN UNMARRIED MAN** 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. 35 and part of Lot No. 36 of Block 26 on the Map of a subdivision of Plummer Place, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee. SAID Lot 35 fronts 50 feet on the easterly side of Chamberlain, formerly 38th Ave. North or Center Street, and extends back between parallel lines, 150 feet to an alley.

SAID part of Lot No. 36 is described as follows: BEGINNING on the easterly margin of Chamberlain Street, formerly 38th Avenue North or Center Street, at the southwest corner of Lot No. 35; thence with the line between Lots Nos. 35 and 36 easterly 150 feet to the westerly margin of an alley; thence with the same southerly 27.5 feet to the northerly margin of Sentinel Drive as shown on the Plan of Valley View Subdivision, Section 1, as of record in Book 2331, page 53, said Register's Office; thence with the same northwestwardly 154.5 feet, more or less, to the beginning.

Being the same property conveyed to Thomas Ray Howard and wife, Sandra Dale Howard by Deed from Herman W. Miller and wife, Peggy Ann Miller of record in Book 6117, page 728, Register's Office for Davidson County, Tennessee, dated August 5, 1983 recorded on August 17, 1983.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Chamberlin St, Nashville, Tennessee 37209**.

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:T20140021480 DEEDWARR
Recvd: 03/31/14 15:31 2 pgs
Fees:13.00 Taxes:1036.00

20140331-0026480

Witness my/our hand(s) this the 28th DAY OF MARCH, 2014.

Thomas Ray Howard

Thomas Ray Howard

Sandra Dale Howard

Sandra Dale Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of March, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212