# WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyers Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20140027552 DEEDWARR
Recvd: 04/23/14 08:58 2 pgs
Fees: 13.00 Taxes: 1002.70

20140423-0033983

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $271,000.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 2014

Notary Public
My Commission expires: 7-6-15
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Chad E. Tewell | SunTrust Mortgage, Inc. | 71-15-351 |
| 1206 Stockell Street | 901 Semmes Avenue | |
| Nashville, TN 37206 | Richmond, VA 23224 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chad E. Tewell and Haley N. Tewell, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 91 on the plan of Benedict Land Company's First Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 91 fronts 50 feet on the west side of Stockell Street and extends back between parallel lines 175 feet, more or less, to an alley.**

**Being the same property conveyed to Tyler King A Single Person from Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1, by Special Warranty Deed on March 11, 2013, of record in Instrument Number 20130401-0031443, Register's Office for Davidson County, Tennessee. Further conveyed to Winward Properties, Inc., from Tyler King by QuitClaim Deed on May 2, 2013, of record in Instrument Number 20130520-0050282, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.
- Fence Encroachment and possible House Encroachment or record in Book 11393, Page 846, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1206 Stockell Street, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 18, 2014.

**Winward Properties, Inc.**

**By Tim King, President**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18TH day of April, 2014 before me, appeared Tim King to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors (or Trustees) and said Tim King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-16-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY