BOX 50-B

~~PREPARED BY:~~ RETURN INSTRUMENT PREPARED BY:
BANKERS TITLE & ESCROW CORP CHAFFIN & BURNSED, PLLC
3310 WEST END AVE. 49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203 NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140037932 DEEDWARR
Recvd: 05/30/14 15:05 2 pgs
Fees:13.00 Taxes:925.00
20140530-0046772

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me as of the 27 day of May, 2014.

Notary Public

My Commission Expires: 1-9-16

STATE OF TENNESSEE NOTARY PUBLIC JAMES A. MECHTER DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin Daniel, Margaret P. Daniel and and Gary Lee Daniel 5111 INDIANA Ave NASHville TN 37209	peoples HOME EQUITY 520 S MARYLAND WAY ~~SAME~~ #100 Brentwood TN 37027	091-11-0-210.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Ondrej Svarc**, an unmarried man, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Benjamin L. Daniel, unmarried man and Gary L. Daniel and wife, Margaret P. Daniel,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Plat for Map 91-11 Parcel 210 or 5111 Indiana Ave of record in Plat at Instrument No. 20020506-0055202, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ondrej Svarc by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20110926-0074176 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 26, 2011. (

Being also known as improved property located at 5111 Indiana Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for

taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020506-0055202, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 28th day of May, 2014 .

Ondrej Svarc

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ondrej Svarc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of May, 2014.

Notary Public

My Commission Exp. 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016