THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140069014 DEEDWARR
Recvd: 09/16/14 09:52 2 pgs
Fees:13.00 Taxes:447.70
20140916-0084643

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katey Meushaw	SWBC Mortgage Corporation	MAP
256 Sunrise Avenue	9311 San Pedro Ave., #100	PARCEL 13302000300
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew Terrell, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katey Meushaw** and Michael Chase, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 17 on the Plan of William Lee Subdivision of Roth Property of record in Plat Book 1130, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 60 feet on the northerly margin of Sunrise Avenue and extends back 179.76 feet on the easterly line and 179.11 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Yumiko Kawai by Deed from Raymond G. Camp and wife, Decea S. Camp of record in Book 5801, page 778, Register's Office for Davidson County, Tennessee, dated September 30, 1981 and recorded on October 01, 1981.

Being the same property conveyed to Andrew Terrell by deed from Alan Halbert, as Executor of the Estate of Yumiko Kawai of record in Instrument No. 20140114-0003682 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 14, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **256 Sunrise Avenue, Nashville, TN 37211.**

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 do 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 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 GRANTEES, 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.

Witness My hand( ) this the 10th day of September, 2014.

Andrew Terrell

Andrew Terrell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Terrell** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of September, 2014.

My Commission expires: 5-3-16

ROBERT M. LORTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of September, 2014.

My Commission expires: _____

Notary Public