BILL GARRETT, Davidson County
Trans:T20150052877 DEEDWARR
Recvd: 07/01/15 09:26 2 pgs
Fees:13.00 Taxes:1147.00
20150701-0063465

WARRANTY DEED

BM15-5216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Young	SWBC Mortgage Corporation	
8 Whispering Oaks Drive (ADDRESS)	9311 San Pedro Ave, Ste 100 (ADDRESS)	
Denison, TX 75020 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	09107029300

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, we XLEL INC. 401K, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLENN YOUNG AND KAREN YOUNG, HUSBAND AND WIFE, 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 a portion of what was formerly 53rd Avenue North, the same having been closed, vacated, and abandoned by Metropolitan County Bill #75-1262, of record in Book 4929, Page 917, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet in the northerly margin of Michigan Avenue and extends back between parallel lines 150.0 feet along the easterly margin of Lot No. 1201 of Block No. 181, on the plan of West Nashville, of record in Book 57, Page 75, said Register's Office, to a line in the rear on the southerly margin of an alley and measuring 50.0 feet thereon.

Being the same property conveyed to Steven Haley and Hill S. Haley by Quitclaim deed from Steve Haley, an unmarried man of record in Instrument No. 20060404-0038128 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 4, 2006.

Being the same property conveyed to XLEL INC. 401K by Warranty deed from Steve Haley and Jill S. Haley, as tenants in common with right of survivorship of record in Instrument No. 20150406-0030042 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 6, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, Page 74 and 75, Book 4929, Page 917; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5216 Michigan Ave, Nashville, Tennessee 37209
(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 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.

Witness my/our hand(s) this 26th day of June, 2015.

XLEL Inc. 401K

By: Brendan Ryan, authorized agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of June, 2015, before me personally appeared Brendan Ryan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the authorized agent of XLEL Inc. 401K, the within named bargainor, a limited liability company, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of June, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959