BILL GARRETT, Davidson County
Trans:T20150081604 DEEDWARR
Recvd: 09/25/15 08:15 2 pgs
Fees:13.00 Taxes:1036.00
20150925-0097445

PREPARED BY (AND RETURN TO):
*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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Nashville, TN 37205
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*Email*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57842
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mark D. Michel<br>5604 Kendall Drive<br>Nashville, Tennessee 37204 | SWBC MORTGAGE CORPORATION<br>9311 SAN PEDRO AVENUE, SUITE 100<br>SAN ANTONIO, TX 78216 |

**TAX MAP PARCEL NUMBERS:** 10306001800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Coleen M. Thomas and spouse, and Murphy M. Thomas**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto ~~**Mark D. Michel**~~ **Mark Duvall Michel, unmarried hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County to which plan reference is hereby made for a more complete description. Together with and subject to a Deed of Easement for Driveway purposes of record in Book 5438, page 283, said Register's Office.

Being the same property conveyed to Colleen M. Thomas and husband, Murphy M. Thomas by Warranty Deed from Donald Fay Pierce, Jr., and wife, Stacie Pierce, dated May 31, 2001, recorded on June 4, 2001, of record in Instrument No. 20010604-0057725, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 10306001800.
The Plan of record in Book 1835, page 47, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Kendall Drive and a 15 foot easement for public utility purposes along the rear line of said lot. Deed of Easement for driveway purposes of record in Book 5438, page 283, said Register's Office.

**This is improved property, known as 5604 Kendall Drive, Nashville, TN 37204**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of September, 2015.

Coleen M. Thomas

Murphy M. Thomas

**State of** Tennessee

**County of** Davidson

On this 21st day of September, 2015, before me the undersigned authority, personally appeared Coleen M. Thomas and Murphy M. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as free act and deed.

CHRISTINA IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 21st day of September, 2015.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY