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**Michael B. Schwegler (Mike)**

Title: Member

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Mike Schwegler is an attorney in the firm's Nashville office. He represents lenders, creditors and businesses in commercial and consumer lending transactions, consumer finance regulation and compliance, real estate, workouts, bankruptcy and commercial litigation matters. Mike has extensive experience handling commercial lending and real estate transactions. He has a broad background litigating and trying cases in state, federal and appellate courts, including successful arguments in the Sixth Circuit and the Tennessee Court of Appeals.

# CAPABILITIES

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## Practice Areas

- Bankruptcy
- Business Services
- Commercial Finance
- Creditors' Rights & Bankruptcy
- Creditors' Rights, Out-of-Court Workouts & Commercial Litigation
- Financial Institutions
- Financial Services Litigation
- Hemp Industry
- Land Use & Zoning
- Real Estate
- Real Estate & Land Use Litigation
- Real Estate Development & Finance
- Real Estate General Practice

## RECENT ASSIGNMENTS

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- Recently served as local counsel for the lender on a prominent, large mixed-use development in Downtown Nashville.
- Secured a summary judgment ruling for a client in a multi-million dollar will contest.
- Recently engineered the conversion of a seven-story office building from a multi-unit office condominium consisting of numerous parcels to a single parcel to accomplish the sale of the building.
- Assisted in drafting loan documents for a new luxury boutique hotel in Downtown Nashville.

## BAR ADMISSIONS

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- Tennessee
- U.S. Bankruptcy Court for the Eastern District of Tennessee
- U.S. Bankruptcy Court for the Middle District of Tennessee
- U.S. Bankruptcy Court for the Western District of Tennessee
- U.S. Court of Appeals for the 6th Circuit
- U.S. District Court for the Eastern District of Tennessee
- U.S. District Court for the Middle District of Tennessee
- U.S. District Court for the Western District of Tennessee

## RECENT NEWS, ARTICLES & SPEAKING ENGAGEMENTS

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- The importance to lenders of standard mortgage clauses in insurance policies  
*The Tennessee Banker*, September/October 2020
- The Tennessee COVID-19 Recovery Act *Stites & Harbison, PLLC*. Stites & Harbison Client Alert, August 18, 2020
- GSEs Announce New Fee for Consumer Residential Loan Refinances: Lenders Brace for Added Costs and Potential Compliance Concerns *Stites & Harbison, PLLC*. Stites & Harbison Client Alert, August 18, 2020
- Main Street Loan Program *Stites & Harbison, PLLC*. Stites & Harbison Client Alert, June 29, 2020
- Irregular Transactions - Complaints, MDA's and Divorce Decrees  
Real Estate Essentials, Tennessee Bar Association CLE, June 7, 2019
- The Tennessee Supreme Court Finally Weighs in on Whether and How the Discovery Rule Applies in Breach-of-Contract Claims *Stites & Harbison, PLLC*. Stites & Harbison Client Alert, February 28, 2019
- Commercial Lending Law, Second Edition: A Jurisdiction-by-Jurisdiction Guide to U.S. and Canadian Law  
Co-Author, Tennessee Section, American Bar Association, Business Law Section, 2016
- The Law of Guaranties: A Jurisdiction-by-Jurisdiction Guide to U.S. and Canadian Law  
Co-Author, Tennessee Section, American Bar Association, Business Law Section, 2013
- Tennessee Foreclosure Practice Update: What We Now Know Following Recent Changes to Foreclosure Practice  
Co-Author, *The Tennessee Banker*, January 2013

## MEMBERSHIPS

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- American Bar Association , Business Law Section; Banking Law Section; Consumer Financial Services Committee
- Tennessee Bar Association
- Nashville Bar Association
- Tennessee Bankers Association
- Conference on Consumer Finance Law
- Association of Commercial Finance Attorneys
- Tennessee Consumer Finance Association

## EDUCATION

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Vanderbilt University Law School J.D. 2002

- *Vanderbilt Journal of Entertainment and Technology Law*, Notes Editor

Miami University B.A., History and Diplomacy & Foreign Affairs 1999

## MORE THAN STITES & HARBISON

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Most recently, Mike was a Member in a small practice in Nashville. Prior to that, he was an Assistant Attorney General for the State of Tennessee.

In his free time, Mike enjoys sailing, golf, fly-fishing, woodworking, amateur history and gardening, although he is not very good at any of these activities.