WARRANTY DEED

Return to:
Escrow Services of Tennessee, LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE W. AARON FORTNER WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/27/04 14:46 2pgs
Fees:13.00 Taxes:456.95
20040127-0010421

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Manly	~~John B. Manly~~ Churchill Mtg. Corporation	Map 95-11 Parcel 104
(NAME) 409 ADAIR Rd.	(NAME) 7601 Old Hickory Blvd. # 301	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) Brentwood TN. 37027	
(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, Denise M. Sloan and Husband, Brad M. Sloan , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Manly , 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:

Being Lot No. 45 on the Plan of Cloverdale as of record in Plat Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

Said lot fronts 130 feet on the east side of Adair Road and runs back 157 feet on the north line and 219 feet on the south line to a dead line in the rear on which it measures 200.5 feet.

Being the same property conveyed to Denise M. Rocchietti by Quitclaim Deed dated August 27, 1993 from Anton Ernest Rocchietti, Jr. of record in Book 9065, Page 545 and also by deed of record in Book 9065, Page 534, all of record in the Register's Office for Davidson County, Tennessee. The said Denise M. Rocchietti having since married and being one and the same as Denise M. Sloan.

Being the same property conveyed to Denise M. Rocchietti (now known as Denise M. Sloan and Husband, Brad M. Sloan) by Quitclaim deed of record in Deed Book 9065, page 545 and Deed Book 9065, page 534, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 409 ADAIR Rd., NASHVILLE, TN 37214
(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 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/our hand(s) this 23rd day of January, 2004.

Denise M. Sloan

Denise M. Sloan

Brad M. Sloan

Brad M. Sloan

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bradford M. Sloan and Denise M. Sloan the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/23/2004

My Commission Expires: 3-20-05

TENN. RUTHERFORD CO. MARCH 20, 2005 DEBBIE C. WILLIAMS NOTARY PUBLIC AT LARGE MY COMM. EXP.

Notary Public

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bradford M. Sloan and Denise M. Sloan the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/23/2004

My Commission Expires: _____

Notary Public

File Number24010331

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Smyrna, TN 37167