BOX 13
11017 WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 02-24-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Justin Richey	Daniel Justin Richey	83-9-415
(NAME)	(NAME)	
1403 Woodland Street	1403 Woodland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Steven P. Sloan A.K.A. Stephen P. Sloan, A.K.A. Steven Sloan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Justin Richey, unmarried, 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. 2 on the plan of Lindsley's Subdivision a 29 acre tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 50 feet on the Northerly side of Woodland Street and runs back between lines 140 feet to an alley in the rear.

Being the same property conveyed to Daniel Justin Richey, unmarried from Steven P Sloan by warranty deed dated February 9, 2006, recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven P. Sloan, by deed of record in Instrument No. 20041217-0149944, Register's Office for Davidson County, Tennessee. Steven P. Sloan A.K.A. Stephen P. Sloan, A.K.A Steven Sloan, being one and the same.

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

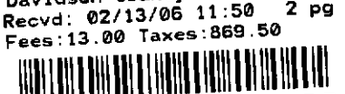
This instrument is executed on behalf of Steven P. Sloan by Patricia Sloan as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051031-0131087, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1403 Woodland Street, Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 02/13/06 11:50 2 pg
Fees:13.00 Taxes:869.50



20060213-0017120

Witness my hand this 27th day of January, 2006.

Steven P. Sloan by Patricia Sloan, his attorney in fact

Steven P. Sloan by Patricia Sloan, his attorney in fact

UNITED MEXICAN STATES)
STATE OF GUERRERO)
~~STATE OF~~ CITY OF ACAPULCO)SS:
~~COUNTY OF~~ U. S. CONSULAR SERVICES)

On this the 27th day of January, 2006, before me personally appeared Patricia Sloan, the person who executed the foregoing instrument on behalf of Steven P. Sloan and who acknowledged that she executed the same as the free act and deed of the said Steven P. Sloan, through Power of Attorney granted her by the said Steven P. Sloan.

Witness my hand and official seal at Acapulco, Guerrero, Mexico this

Commission expires:

Presidential commissions do not expire.

Alexander Richards
U.S. Consular Agent
Acapulco, Guerrero, Mexico

~~Notary Public~~