File No0205110001

WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHAPMAN & ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew P. Slocum (NAME)	New Owner (NAME)	13001014400
112B Blackburn Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer A. Hill and Michael T. Hill, Tenants in Common, each with a 50% undivided interest**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Matthew P. Slocum and Kristen Slocum, husband and wife** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 67, on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, page 94-95, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jennifer A. Hill and Michael T. Hill, tenants in common, each with a 50% undivided interest by Quit Claim deed from Jennifer A. Hill and spouse, Michael T. Hill, as Tenants by the entirety, recorded May 15, 2007, of record in Instrument No. 200705150058206, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 112-B Blackburn Avenue, Nashville, TN 37205
(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 hands this 15th day of March, 2011.

Jennifer A. Hill

Michael T. Hill

BILL GARRETT, Davidson County
Trans:T20110015687 DEEDWARR
Recvd: 03/16/11 14:41 2 pgs
Fees:13.00 Taxes:3237.50
20110316-0020768

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 Jennifer A. Hill and Michael T. Hill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of March, 2014.

Commission expires:

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

File Number: 0205110001

RETURN TO:

Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215