THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050392**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 24th day of June, 2011. J. Braddon Miller Notary Public My Commission Expires: 9-9-2014

J. BRADDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110038357 DEEDWARR
Recvd: 06/27/11 14:42 2 pgs
Fees:13.00 Taxes:1535.50
20110627-0049067

WARRANTY DEED

Address New Owner: Christopher Fonnesbeck and Shana Fonnesbeck 1418 Greenwood Avenue Nashville TN 37206	Send Tax Bills To: Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 083-02-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew P. Slocum, married,** to **Christopher Fonnesbeck and Shana Fonnesbeck, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28, SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE, as shown on plat of record in Plat Book 332, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew P. Slocum, an unmarried person by Warranty Deed from Aaron Hetrick and wife Julija Petrova, recorded on the 6th day of November, 2002 in Instrument No. 20021106-0136463, in the Register's Office of Davidson County, Tennessee.

Matthew P. Slocum having since married. Kristen E. Slocum, joins in this instrument for the purpose of conveying any interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE, as recorded in Plat Book 332, Page 18.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1418 Greenwood Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2011.

Matthew P. Slocum

Kristen E. Slocum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew P. Slocum and Kristen E. Slocum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2011.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014