THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11121704** BILL GARRETT, Davidson County Trans:T20120024502 DEEDWARR Recvd: 04/04/12 11:35 3 pgs Fees:18.00 Taxes:185.00 20120404-0028682	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2012. Notary Public My Commission Expires: May 18, 2014

JANE ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Veronica M. Gunn and Jesse H. Gunn 926 Patio Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-03-0-A-014.00

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, **Christopher Todd Sloan and Malcom Ray Sloan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Veronica M. Gunn and Jesse H. Gunn, 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 No. 10, Unit No. 14, on the Plan of Condominium Site Plan, Phase Two, Section Three, Patio Villa, of record in Plat Book 5200, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ileen J. Sloan, a single person by Warranty Deed from Paul E. Johnson, a single person of record in Book 7204, Page 90, in the Register's Office for Davidson County, Tennessee, dated April 14, 1987.

Ileen J Sloan now being deceased on January 20, 2010, in Davidson County, Tennessee. Ileen J Sloan having died without a Will and had two heirs, Christopher Todd Sloan and Malcom Ray Sloan. Said property was not the marital residence of either heir. Affidavit as to Heirs recorded in Instrument No. 20120404-0028680 and 20120404-0028681 in Registers office of Davidson Co.

This property is commonly known as: 926 Patio Dr., Nashville, TN 37214

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.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 6021, Page 914, Book 6165, Page 747 and Book 6021, Page 843 and Book 6422, Page 55, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 6021, Page 919 and Book 6165, Page 742 and Book 6422, Page 60, in the Register's Office for Davidson County, Tennessee.

Rules and regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.

Charter for Patio Villa HOA of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.

Deed for common areas to HOA of record in Book 6155, Page 234 and 236, in the Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa of record in Book 5970, Page 829, corrected in Book 6014, Page 978, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5970, Page 861, corrected in Book 6406, Page 799, Register's Office for Davidson, County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 926 Patio Drive Nashville TN 37214

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 29th day of March, 2012.

Malcolm Ray Sloan

Christopher Todd Sloan

STATE OF Oregon)
COUNTY OF Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malcolm Ray Sloan, 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 29th day of March, 2012.

Notary Public

My Commission Expires: April 12, 2014

OFFICIAL SEAL
LEE S BENSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 446270
MY COMMISSION EXPIRES APRIL 12, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Todd Sloan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2012

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY