BILL GARRETT, Davidson County
Trans:T20120041001 DEEDWARR
Recvd: 06/04/12 14:59 2 pgs
Fees:13.00 Taxes:1036.00
20120604-0048586

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12050942

Rachel Nc: STATE OF TENNESSEE NOTARY PUBLIC Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this1st day of June, 2012.

Notary Public
My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cynthia L. Slaughter 4505 Harding Pike 122 Nashville TN 37205	New Owner	Tax Parcel ID No. 116-3B-122.00 CO

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, **Richard K. Hunt Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia L. Slaughter**, ("Grantees"), her 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 Unit No. 122 of Royal Oaks Apartments, condominium apartments, of record in Book 5200 Page 45, Registers Office for Davidson County, Tennessee, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of 4505 Harding Road Homeowners Association, of record in Book 5282 Page 972, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed by Warranty Deed from M. Shaw Flippen, Jr., an unmarried man to Richard K. Hunt, Jr. as recorded on the 5th day of October, 2009 in Instrument No. 20091005-0092341 and Warranty Deed from Edith P. Austin, unmarried to M. Shaw Flippen, Jr. as recorded on the 25th day of June, 2007 in Instrument No. 20070625-0075872, in the Register's Office of Davidson County, Tennessee.

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 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS APARTMENTS, as recorded in Plat Book 5200, Page(s) 45.

Charter recorded in Book 5282, Page 502.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4505 HARDING ROAD HOMEOWNERS' ASSOCIATION of record in Book 5282, Page 972; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4835, Page 964.

Easement recorded in Book 5144, Page 244, Book 4744, Page 370, modified in Book 4978, Page 524, Book 4668, Page 986, Book 3165, Page 607 and Book 3347, Page 188.

This is improved property located at 4505 Harding Pike 122 Nashville TN 37205

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 1st day of June, 2012.

Richard K. Hunt Jr.

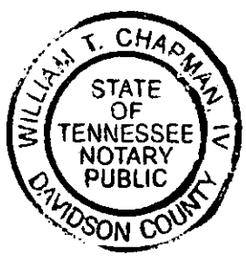
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard K. Hunt Jr., 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 1st day of June, 2012.

Notary Public

My Commission Expires: _____



My Commission Expires September 9, 2014