THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12102183

BILL GARRETT, Davidson County
Trans:T20120087933 DEEDWARR
Recvd: 11/16/12 14:51 2 pgs
Fees:13.00 Taxes:1702.00
20121116-0106128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2012.

Notary Public
My Commission Expires: 5-2-2014

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew W. Sloss and Casey L. Sloss 1408 Woodland Street Nashville TN 37206	New Owner	Tax Parcel ID No. 08309042100

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, **Matt Poag, an unmarried individual** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew W. Sloss and Casey L. Sloss, 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. 5 of Block A on the Map of the Subdivision of Mrs. E.M. Lindsley's Home Place as of record in Plan No. 2, Page 92, in the Chancery Court at Nashville, Tennessee.

Said Lot No. 5 fronts 50 feet on the South side of Woodland Street and runs back between parallel lines, 235 feet, more or less, on the Westerly line and 237 feet, more or less, on the Easterly line to an alley and measures 50 feet thereon.

Being the same property conveyed to Matt Poag, an unmarried individual by Warranty Deed from Jim Allen, recorded on the 23rd day of March, 2012 in Instrument No. 20120323-0025070, 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 2013 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 MRS. E.M. LINDSLEY'S HOME PLACE, as recorded in Plan No. 2, Page(s) 92.

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 1408 Woodland Street 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 13th day of November, 2012.

Matt Poag

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Poag, 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 13th day of November, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014