This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013010024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $515,000.00

BILL GARRETT, Davidson County
Trans:T20130019541 DEEDWARR
Recvd: 03/11/13 11:18 2 pgs
Fees:13.00 Taxes:1905.50
20130311-0023860

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 1st day of March, 2013.

Affiant

Notary Public
My Commission Expires: 5/20/14

Address of New Owner:
Michael Ribas
2812 Sherbourne Avenue,#B
Nashville, TN 37204

Send Tax Bills to:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

Map-Parcel Numbers:
11801J00200 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew P. Slocum and wife, Kristen Slocum,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Ribas and wife, Jennifer Ribas** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B, Knox Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Knox Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20070409-0041707, 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 a portion of the same property conveyed to Vista Investments, LLC by Deed from Richard C. Moore and Ronald Schneider, Sr. of record at Instrument No. 2007205-0014364, Register's Office for Davidson County, Tennessee, dated December 9, 2005 and recorded on February 5, 2007. Further being the same property conveyed to Matthew P. Slocum and wife, Kristen Slocum by Quitclaim Deed of record in Quitclaim Deed of record in Instrument No. 20071105-0130329, Register's Office for Davidson County, Tennessee.

AND 20130311002385 7

This is improved property known as **2812 Sherbourne Avenue, Unit B, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 1st day of March 2013.

Matthew P. Slocum by Chad Williams, attorney in fact

Kristen Slocum by Chad Williams, attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this 1st day of March, 2013, before me personally appeared Chad Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew P. Slocum and Kristen Slocum, and acknowledged that [s]he executed the same as the free act and deed of Matthew P. Slocum and Kristen Slocum.

Witness my hand, at office, on this 1st day of March, 2013.

E. Mannix
Notary Public
Comm. expires 1-6-2015

My Commission Expires: _____

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY