BILL GARRETT, Davidson County
Trans:T20130042557 DEEDWARR
Recvd: 05/22/13 12:09 2 pgs
Fees:13.00 Taxes:177.60
20130522-0051716

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1117**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/15/2013**, by and between **Brian Slack and Lois Slack, husband and wife**, parties of the first part, and **Desperado Properties, LLC, a corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land located in Davidson County, Tennessee, Being all of Lot No 105 on the Plan of College Hill Subdivision, Section 4, according to plat and survey of same appearing of record in Plat Book 2330, Page 31, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Brian Slack and wife, Lois Slack by deed dated August 8, 2008 from Jarvis Mosby II and wife, Cassandra Mosby of record as Instrument No 200808120082715, said Register's Office.

This conveyance is made subject to:any and all existing easements and restrictions contained of record.

Parcel ID # **92-5-260**
Improved property located at: **3302 Clifton Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brian Slack

Lois Slack

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian Slack and Lois Slack** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of May, 2013..

Notary Public

My Commission Expires: 2/6/15

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

Owner's Name: **Desperado Properties, LLC**

and Address: **3302 Clifton Avenue, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Desperado Properties, LLC
P.O. Box 159342
Nashville, TN 37215-9342

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$48,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of May, 2013..

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY