BILL GARRETT, Davidson County
Trans: T20130045970 DEEDWARR
Recvd: 06/03/13 14:14 2 pgs
Fees: 13.00 Taxes: 1224.70
20130603-0055703

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040086**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $331,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2013. Notary Public My Commission Expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-07-16

WARRANTY DEED

Address New Owner: Melissa G. Crews 5008 Fredericksburg Way E Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0-A 041.00 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, **Susan Sluser** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa G. Crews, an unmarried person**, ("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 151, SECTION 1A, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 529, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Derron Sluser to Susan Sluser as recorded on the 21st day of April, 2006 in Instrument No. 20060421-0045843 and Warranty Deed from Mitchell S. Elliott to Derron Sluser and Wife, Susan Sluser as recorded on the 3rd day of September, 2003 Instrument No. 20030903-0127556, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1A, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 529, Boundary Plat recorded in Plat Book 7900, Page 509, Amenities Area recorded in Plat Book 7900, Page 807.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541.

Terms and provisions of by-Laws recorded in Book 8920, Page 45 and Book 10694, Page 539.

Charter of Homeowners Association recorded in Book 8920, Page 40.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7993, Page 269.

Easement for Drainage, recorded in Book 7851, Page 712.

Easement for Water Main, recorded in Book 9698, Page 81.

Easement for Sanitary Sewer, recorded in Book 9698, Page 124.

This is improved property located at 5008 Fredericksburg Way E Brentwood, TN 37027.

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 30th day of May, 2013.

Susan Sluser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Sluser, 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 30th day of May, 2013.

Notary Public

My Commission Expires: _____

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