Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130054038 DEEDWARR
Recvd: 06/26/13 09:28 2 pgs
Fees:13.00 Taxes:2034.63
20130626-0065492

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013030021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $549,900.00

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

Sworn to and subscribed before me this 24th day of June, 2013.

Affiant

Notary Public

Address of New Owner:
Caroline DeGantes
917 Knox Avenue
Nashville, TN 37204

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
118-010J-001.00-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 **Caroline Evan J. DeGantes and Florent DeGantes, wife and husband** 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. A, 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 Matthew P. Slocum and wife, Kristen Slocum by Quitclaim Deed from Vista Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20130311-0023857, Register's Office for Davidson County, Tennessee, dated February 18, 2013 and recorded on March 11, 2013. See also Quitclaim Deed in Instrument No. 20071105-0130329 and also the Affidavit of Scrivener's Error in Instrument No. 20071203-0140100.

Being the same property conveyed to Vista Investment, LLC by deed from Richard C. Moore and Ronald Schneider, Sr., of record in Instrument No. 20070205-0014364, register's Office for Davidson county Tennessee, dated December 9, 2005 and recorded February 5, 2007.

This is improved property known as **917 Knox Avenue, Nashville, TN 37204.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited 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.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24th day of June, 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 24th day of June, 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 24th day of June, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015