# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/13 08:12 3 pgs
Fees:18.00 Taxes:1124.80

**20130731-0079481**

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 10 . 11 . 15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth G. Sliger | Mortgage Investors Group | 061I5030400 |
| (NAME) 3816 Baxter Avenue | (NAME) 8320 E Walker Springs Road | |
| (ADDRESS) Nashville, Tennessee 37214 | (ADDRESS) Knoxville, TN 37921 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20131304 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Linda H. Vaughn and Robin Wheeler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth G. Sliger, an unmarried man,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Northerly one-half of Lot No. 33 on the Map of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. Said part of Lot No. 33 fronts 50 feet on the Easterly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

BEING all of the same property conveyed to Linda H. Vaughn and Robin Wheeler by Trustee's Deed from Wilson & Associates, PLLC, dated June 22, 2012 and filed of record in Instrument 20120711-0060793, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3816 Baxter Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this.

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2013.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

# True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Homeland Title, LLC
1895 General George Patton Drive
Franklin, TN 37067