BILL GARRETT, Davidson County
Trans:T20130081305 DEEDWARR
Recvd: 09/19/13 13:01 2 pgs
Fees:13.00 Taxes:573.50
20130919-0098825

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Charles Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2013.

Notary Public
MY COMMISSION EXPIRES: 9/22/14
File No. G13-7444D

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Clark and Susan Clark, husband and wife (NAME)	Same (NAME)	42-15-95
108 Beverly Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bradford Sloan, Chandler Sloan and Meredith Sloan, Devisees Under the Will of Katherine S. Braden,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Clark and Susan Clark, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of BLAIR HEIGHTS, SECTION 2, as shown by plat of record in Plat Book 2133, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Carlos Wayne Braden and wife, Katherine S. Braden from Edward R. Phillips and wife, Louise T. Phillips, by Deed dated September 20, 1956, in Book 2599, Page 301, in the Register's Office for Davidson County, Tennessee. Carlos Wayne Braden having since died April 25, 1998, leaving the subject property vested in Katherine S. Braden as the surviving tenant by the entirety. Katherine S. Braden having since died testate January 6, 2013. Pursuant to the Last Will and Testament of Katherine S. Braden, probated under Case No. 13-P154 in the Seventh Circuit Court for Davidson County, Tennessee, Bradford Michael Sloan, Meredith Sloan and Chandler Braden Sloan are the Devisees under said Will.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 51, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers/storm drainage as recorded in Book 5652, page 505, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 108 Beverly Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of September, 2013.

Bradford Sloan — September 06, 2013 Date

Chandler Sloan — September 06, 2013 Date

Meredith Sloan — September 06, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bradford Sloan, Chandler Sloan and Meredith Sloan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of September, 2013.

My Commission Expires: 9/2/14

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066