BILL GARRETT, Davidson County
Trans:T20130094288 DEEDWARR
Recvd: 11/04/13 15:59 2 pgs
Fees:13.00 Taxes:887.63

20131104-0114509

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **October, 2013**

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Slater and Mary Slater	Avenue Bank	07209030100
(NAME) 914 Fairwin Ave	(NAME) 3823 Cleghorn Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville TN 37215	
(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 hereby acknowledged, I/WE, **Tiffany A. Speights n/k/a Tiffany Speights Daugherty, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Josh Slater and Mary Slater, 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:

A. W.

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Eskridge's Subdivision of the Franklin Tract, as of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tiffany A. Speights, unmarried by Warranty Deed from Coordination Plus, LLC, a Tennessee limited liability company dated February 26, 2010, of record in Instrument No. 20100301-0015259, Register's Office for Davidson County, Tennessee.

Nathan Daugherty, husband of Tiffany Speights Daugherty, joins into the execution of this instrument for the sole purpose of conveying all interest he may have in the subject property by virtue of his marriage to Tiffany Speights Daugherty.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 914 Fairwin Ave, Nashville, TN 37216

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, has 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. Wherever 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 our hands this **30th** day of **October, 2013**

Tiffany Speights Daugherty

Nathan Daugherty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Tiffany Speights Daugherty and Nathan Daugherty**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **October, 2013**

Notary Public

My commission expires

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016