WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Laurah Conway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014

Notary Public:

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Luis Maltez	Sun West Mortgage Co.	Parcel ID:
3880 Priest Lake Drive; #53	18303 Gridley Road	136030B00800
Nashville, TN 37217	Cerritos, CA 90703	

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, we

D. DFS **L. Fletcher Slatton and Peggy Slatton, husband and wife**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Luis Maltez , married

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 a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 53, Building No. 22 and the garage therewith in a Horizontal Property Regime located on the plat of Priest Lake Park condominium townhouses, Phase 2, as of record in Plat Book 4675, Page 131, and Book 4675, Page 145, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. Fletcher Slatton* and Peggy Slatton, husband and wife, by deed from Samej Fields, an unmarried individual, of record in Instrument 20110518-0038123, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 7679, Page 173; Book 4651, Page 412, amended in Book 4943, Page 962; Book 4979, Page 939; Book 5189, Page 761; Book 4651, Page 420, amended in Book 5083, Page 417; Book 8115, Page 838; Book 9089, Page 765; and Instrument 20050817-0097909, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 131, and Book 4675, Page 145, said Register's Office.

*Erroneously shown as L. Fletcher Slatton, should have been D. Fletcher Slatton
D. Fletcher Slatton and L. Fletcher Slatton being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive; #53, Nashville, TN 37217

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. 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 14th day of February, 2014.

D. Fletcher Slatton
D. Fletcher Slatton

DFS Peggy Slatton
Peggy Slatton

BILL GARRETT, Davidson County
Trans:T20140012397 DEEDWARR
Recvd: 02/21/14 15:13 2 pgs
Fees:13.00 Taxes:277.50

20140221-0015190

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 D. Fletcher Slatton and Peggy Slatton, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2014.

My Commission Expires: 5/5/15

Notary Public

