BILL GARRETT, Davidson County
Trans:T20140016051 DEEDWARR
Recvd: 03/10/14 10:36 2 pgs
Fees:13.00 Taxes:518.00

20140310-0019787

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140300026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
7th day of MARCH, 2014

Notary Public

MY COMMISSION EXPIRES:

C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAN SLOSS ~~404 S. 16TH STREET~~ ~~NASHVILLE, TN 37206~~ 338 Bayshore DR Hendersonville, Tn. 37075	SAME	083-13-0-483.00

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,

ETHAN A. PELTON AND WIFE, JOY Y. PELTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAN SLOSS

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. 208 of Block "V" on the plan of the Lindsley Home Place, of record in Book 2, Page 92, in the Chancery Court of Davidson County, Tennessee.

SAID Lot No. 208 of Block "V" fronts 56 feet on the south side of Boscobel Street and runs back between parallel lines along the west margin of South 16th Street, 119 feet more or less to an alley.

BEING the same property conveyed to Ethan A. Pelton and wife, Joy A. Pelton, by Warranty Deed from Pamela Kinnard, Executrix of the Estate of James Young a/k/a Carl James Wesley Young, dated 3/14/07 and recorded 3/21/07 in Instrument No. 20070321-0034404, Register's Office for Davidson County, Tennessee.

Map and Parcel Number: 083-13-0-483.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **404 S. 16TH STREET, NASHVILLE, TN 37206**
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 7th day of MARCH, 2014.

ETHAN A. PELTON

JOY Y. PELTON

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 ETHAN A. PELTON AND WIFE, JOY Y. PELTON 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 at Nashville, Tennessee, this 7th day of MARCH, 2014.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014