Return To: 14-0159
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00.**
BILL GARRETT, Davidson County Trans:T20140023922 DEEDWARR Recvd: 04/09/14 10:16 2 pgs Fees:13.00 Taxes:573.50 20140409-0029566	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 2, 2014.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**14-0159**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry A. Day, III	**Community Mortgage LLC, dba Community Mortgage Advisors**	**062 13 0 067.00**
(NAME) **1400 Hemlock Avenue**	(NAME) **19045 E. Valley View Parkway Ste F**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph W. Slate, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry Andrew Day III, unmarried** 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:

Being Lot No. 6 on the Map of Geo. I. Waddey's Riverbluff Subdivision, as of record in Book 843, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Williams Ferry Road at the corner of Lots Nos. 5 and 6; thence with said Road, northwardly 43 feet to a turn in said Road; thence with the southeasterly margin of said Road, northeastwardly 113 feet to the southwesterly margin of Hemlock Avenue; thence with said Avenue, southeastwardly 174 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 184 feet to the beginning.

Being the same property conveyed to Joseph W. Slate, Jr. by Warranty Deed from William P. Kee recorded January 24, 1994 in Book 9227, Page 514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1400 Hemlock Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **April, 2014**.

Joseph W. Slate, Jr.

Carol Slate

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joseph W. Slate, Jr. and Carol Slate**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **April, 2014**.

NOTARY PUBLIC

My Commission Expires: 2/16/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY