Davidson County DEEDWARR
Recvd: 05/22/14 14:20 4 pgs
Fees:23.00 Taxes:1942.50
20140522-0044349

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31716-04-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew J. Yabroudy, Kathleen M. Yabroudy 119 Brixworth Lane #5 Nashville, TN 37205	Farmington Mortgage 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	Map and Parcel No.: 116 080 J 00100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael S. Sloane, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Yabroudy and wife, Kathleen M. Yabroudy** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 223 Woodmont Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jessica Sloane, spouse of Michael S. Sloane, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of May, 2014.

Michael S. Sloane

Jessica Sloane

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael S. Sloane and Jessica Sloane**, 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, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Revised Kenner Manor as of record in Plat Book 6250, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Sloane, unmarried, by deed dated 5/15/2007 from Benjamin Mark Hirst et ux, Hailey Husband Hirst, of record in Instrument No. 20070622-0074694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 080 J 00100 CO.
2. Declaration of Covenants, Conditions and Restrictions for Kenner Manor of record in Book 6631, page 407, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Kenner Manor Homeowner's Association, of record in Book 6631, page 417, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 777, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

