THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091948** BILL GARRETT, Davidson County Trans:T20140074605 DEEDWARR Recvd: 10/03/14 09:28 2 pgs Fees:13.00 Taxes:1757.50 20141003-0091513	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Kathy Goodson Affiant Subscribed and sworn to before me, this 1st day of October, 2014. Anna Mosley Notary Public My Commission Expires: 5-8-18 ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

WARRANTY DEED

Address New Owner: Benson B. Sloan IV and Caroline Rhett Sloan 114 Taggart Avenue Nashville TN 37205	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South Ste 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 13005008100

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, **D. Parkes Owen and wife, Rebecca P. Owen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benson B. Sloan IV and Caroline Rhett Sloan, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, BLOCK "G", 2ND REVISION, HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Plat Book 1130, Pages 71 and 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to D. Parkes Owen and wife, Rebecca P. Owen by Warranty Deed from David M. Pack Jr. and wife, Ann D. Pack, recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121340, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISION, HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 71 and 72.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 5325, Page 373.

This is improved property located at 114 Taggart Avenue Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2014.

D. Parkes Owen by Rebecca P. Owen Attorney in Fact
D. Parkes Owen by Rebecca P. Owen, his attorney-in-fact

Rebecca P. Owen
Rebecca P. Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca P. Owen,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for D. Parkes Owen,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of October, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca P. Owen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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