BILL GARRETT, Davidson County
Trans:T20140097489 DEEDWARR
Recvd: 12/31/14 11:13 2 pgs
Fees:13.00 Taxes:2127.50
20141231-0119173

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $575,000.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2014 Notary Public My commission expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

My Comm. Expires
March 3, 2015

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony W. Slayden and Betty D. Slayden	**New Owner**	**131-06-0C-035.00-CO**
12 Compton Trace	**SAME**	
Nashville, TN 37215	**SAME**	

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 ACKNOWLEDGE, WE,

Sharon Lynn Slaub and David Shaub, Trustees of the Isabelle N. Ross Living Trust, dated March 12, 1996.

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

Anthony W. Slayden and Betty D. Slayden

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. 87 on the Plan of Burton Hills Estates Tract 9 of record in Plat Book 6250, Page 596, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Isabelle N. Ross and Joseph C. Ross, Trustees or their successors in Trust under the Isabelle N. Ross Living Trust, dated March 12, 1996 and any amendments thereto by Quit Claim deed from Joseph C. Ross and wife Isabelle N. Ross of record in Instrument No. 20111103-0085942 Register's Office for Davidson County, Tennessee, dated June 17, 1996 and recorded on November 03, 2011. The said Isabelle N. Ross and Joseph C. Ross having resigned as Trustees of the Isabelle N. Ross Living Trust, dated March 12, 1996 as resigned by the attached Affidavit of Trusteeship and Proof of Trust dated June 3, 2009.

Being also known as 12 Compton Trace Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
All matters shown on the Plan of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Burton Hills of record in Book 6517, page 522, Book 6644, page 23, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 6917, page 730, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 9882, page 733 and Instrument 200407120082567, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and on, to the

extent that the covenant, condition 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.
Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Open Space agreement of record in Book 6917, page 706, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4298, Page 491, in the Register's Office for Davidson County, Tennessee.
Charter in Book 6517, page 505 and Book 6921, page 216, Book 6665, page 1, Book 6921, page 210, Book 6517, page 511 and Book 6921, page 214, Register' s Office for Davidson County, Tennessee.
Agreement of record in Book 6470, page 383 and Book 6655, page 47, Register' s Office for Davidson County, Tennessee.
Grant of easements in Book 8587, page 256, Register' s Office for Davidson County, Tennessee.
Easement of record in Book 2854, page 108, Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20111103-0085942 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 12 Compton Trace, Nashville, TN 37215.

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 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 my/our hand(s) this 30th day of December, 2014.

Sharon Lynn Slaub and David Shaub, Trustees of the Isabelle N. Ross Living Trust, dated March 12, 1996.

By Sharon Lynn Shaub, Trustee
Sharon Lynn Shaub, Trustee

By , TRUSTEE
David Shaub, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Sharon Lynn Shaub and David Shaub, Trustees** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contain, and who further acknowledged that they are Trustees of the **Isabelle N. Ross and Joseph C. Ross, Trustees or their successors in Trust under the Isabelle N. Ross Living Trust, dated March 12, 1996** and are authorized by said **Trust** to execute this instrument on its behalf.

Witness my hand, at office this 30, day of December, 2014.

Notary Public

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

My Commission Expires:_____

File #: **314166CI**