THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150039283 DEEDWARR
Recvd: 05/20/15 12:42 2 pgs
Fees:13.00 Taxes:592.00
20150520-0046590

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Francis R Slattery	Regions Bank dba Regions Mortgage	MAP
2217 June Drive	2050 Parkway office Circle	PARCEL 09502012700
Nashville, TN 37214	Birmingham, AL 35244	
(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, **Gary E. Slattery, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Francis R Slattery, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, 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 James Woodrow Lamb and wife, Ruth D. Lamb by Warranty Deed from E. S. Evans, Inc., of record in Book 2397, Page 533, Register's Office for Davidson County, Tennessee, dated April 29, 1955 and recorded on May 4, 1955.

The said James Woodrow Lamb died on October 17, 1968, and said property vested in Ruth D. Lamb by operation of law as the surviving tenant by the entirety. Ruth D. Lamb died intestate on October 7, 2010, and said property vested in her two children, James Hamilton Lamb and Ruth Anne Lamb, her only heirs at law. Ruth Anne Lamb died intestate on April 14, 2013 and her interest in said property vested in James Hamilton Lamb, her only heir at law.

Being the same property conveyed to Gary E. Slattery, an unmarried person, by Warranty Deed from James Hamilton Lamb, a married man as of record in Instrument NO. 20131021-0109806, Registers office for Davidson County, Tennessee, dated October 18 2013, and recorded October 21, 2013,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2217 June Drive, Nashville, TN 37214.**

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 my hand( ) this the 12th day of May, 2015.

Gary E. Slattery

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 **Gary E. Slattery** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of May, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2015.

My Commission expires: _____

Notary Public