ADDRESS NEW OWNER:
Carly C. Slusser, Jacqueline Slusser, and Todd L. Slusser
2521 Pennington Bend Rd. #211
Nashville, TN 37214

SEND TAX BILL TO:
Fifth Third Mortgage Company
5001 Kingsley Drive, MD 1MOB2U
Cincinnati, OH 45227

MAP & PARCEL NOS.:
052140A02500CO

BILL GARRETT, Davidson County
Trans:T20150041441 DEEDWARR
Recvd: 05/28/15 14:07 3 pgs
Fees:18.00 Taxes:666.00
20150528-0049290

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Todd Stepp and William Trent Stepp** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Carly C. Slusser and Jacqueline Slusser and Todd L. Slusser as Tenants in Common with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit 25 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, and Plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennesee, together with common elements.

Being the same property conveyed to Shelby Stepp from Kevin D. Long and Andrea W. Long by Warranty Deed recorded on April 9, 2012, in Instrument NO. 20120409-0029608, said Register's Office (showing consideration of $160,000.00). The said Shelby Stepp died intestate on December 26, 2014, leaving the following heirs at law, James Todd Stepp and William Trent Stepp. See Docket No. 15P133 in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is property with a common address of **2521 Pennington Bend Rd. #211, Nashville, TN 37214**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee.(3) Master Deed in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984, said Register's Office.(4) Stormwater Detention Agreement in Instrument No. 20030929-0143278, said Register's Office.(5) Charter for Homeowners Association in Instrument NO. 20040811-0097168, said Register's Office.(6) Pedestrian Access Easement in Instrument NO. 20121130-0109843, said Register's Office.(7) Plan of Milton Baker Subdivision of record in Book 6050, Page 219, said Register's Office.

The Executors of the Estate of Shelby Stepp join in this conveyance and warrant that there are no matters affecting the estate that would affect or encumber the property conveyed herein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of April 2015.

X _____
James Todd Stepp

X _____ Co-Admin
James Todd Stepp, Co-Administrator of the Estate of Shelby C. Stepp

X William Trent Stepp by _____ Attny-Fact
William Trent Stepp

_____
Shirley M. Kennedy, Co-Administrator of the Estate of Shelby C. Stepp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Todd Stepp ~~and William Trent Stepp~~**, with whom I am personally acquainted, or who 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 and official seal at office this 26th day of **May 2015.**

_____
Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY CERTIFY, that on the 17th day of April **2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Shirley M. Kennedy**, Co-Administrator of the Estate of Shelby C. Stepp known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

_____
NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF

HEREBY CERTIFY, that on the 26th day of **May 2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **James. Todd Stepp**, Co- Administrator of the Estate of Shelby C. Stepp known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

_____
NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1505-078

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $180,000.00.

Affiant

Subscribed and sworn before me this 22nd 26th day of May, 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of May 2015, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Todd Stepp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of William Trent Stepp, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. * _____ in said Register's Office.

Witness my hand and official seal at office, this 26th day of May 2015.

*20150528-0049289

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017