THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15054127

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $132,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20150041462 DEEDWARR
Recvd: 05/28/15 14:16 2 pgs
Fees: 13.00 Taxes: 491.73
20150528-0049298

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Slate 1015 Westchester Drive Madison TN 37115-3445	New Owner	Tax Parcel ID No. 041-12-127.00

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, **Kenneth L. Cushman and Hannah Cushman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Deborah Lynn Slate, unmarried and Eric Dustin Slate, unmarried**, ("Grantees"), her 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 141, KEMPER HEIGHTS, SECTION 1, as shown on plat of record in Plat Book 2331, Pages 65 and 66, 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 Kenneth L. Cushman and wife, Hannah Cushman by Warranty Deed from Audrey D. Osborne, Unmarried, recorded on the 6th day of May, 2005 in Instrument No. 20050506-0051360, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KEMPER HEIGHTS, SECTION 1, as recorded in Plat Book 2331, Page(s) 65 and 66.

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

Easement for Sewer/Storm Drainage, Water Mains and Appurtenances, recorded in Book 6273, Page 712.

This is improved property located at 1015 Westchester Drive Madison TN 37115-3445

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 27th day of May, 2015.

Kenneth L. Cushman by Kate Rosenthal, his Attorney-in-Fact

Hannah Cushman by Kate Rosenthal, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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 Kenneth L. Cushman and Hannah Cushman, of 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 27th day of May, 2015.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018