BILL GARRETT, Davidson County
Trans:T20150043122 DEEDWARR
Recvd: 06/02/15 15:02 2 pgs
Fees:13.00 Taxes:1084.10
20150602-0051334

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$293,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 29, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0222**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam P. Sloan and Terri F. Sloan	New Owner	**72-12-142**
(NAME) **2125 Fernwood Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(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, WE, **Jonathan Totty and wife, Brittani Totty,** ,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam P. Sloan and Terri F. Sloan, husband and wife,** 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. 182 on the plat of Dalewood, Section Three, of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Totty, an unmarried man, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF3 Mortgage Pass-through Certificates, Series 2006-FF3, by its duly authorized attorney-in-fact, National City Home Loan Services, Inc., a/k/a Home Loan Services, Inc. recorded November 4, 2009 in Instrument Number 20091104-0102046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2125 Fernwood Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **May, 2015.**

Jonathan Totty

Brittani Totty

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jonathan Totty and Brittani Totty**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **May, 2015.**

NOTARY PUBLIC

My Commission Expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD