THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033431**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $131,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150043156 DEEDWARR
Recvd: 06/02/15 15:35 2 pgs
Fees:13.00 Taxes:484.70
20150602-0051388

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Michael Winarski 5220 Village Way Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-11-0E-021.00 CO

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, **Adam Payne Sloan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Winarski, married,** ("Grantees"), its 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 Unit 6, PHASE 8, SECTION ONE, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6200, Page 769, amended in Plat Book 6900, Page 977, 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 Adam Payne Sloan, a single man by Warranty Deed from James L. Kopf, and wife, Lealan Grace Kopf, recorded on the 3rd day of May, 2010 in Instrument No. 20100503-0033492, corrected by Scrivener's Affidavit recorded on the 30th day of July, 2010 in Instrument No. 20100730-0059680, in the Register's Office of Davidson County, Tennessee.

Teri Sloan joins in the signing of this instrument to convey an marital interest she may have in the subject property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 8, SECTION ONE, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6200, Page(s) 769, amended in Plat Book 6900, Page 977.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7231, Page 789 and Book 7231, Page 789 and Declaration of Annexation of Phase 8 in Book 7582, Page 816.

Restrictions regarding AHP Subsidy described at Instrument No. 20100503-0033492, corrected at Instrument No. 20100730-0059680.

Conveyance of common area in Book 7663, Page 928.

This is improved property located at 5220 Village Way Nashville, TN 37211.

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 29th day of May, 2015.

Adam Payne Sloan Teri Sloan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Payne Sloan and Teri Sloan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2015.

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY