WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150057685 DEEDWARR
Recvd: 07/16/15 09:58 2 pgs
Fees:13.00 Taxes:745.55
20150716-0069258

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $201,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Slade Ma'at Slade	Farmington Mortgage, a Division of CapStar Bank	135160a04000co
(NAME)	(NAME)	
2449 Ravine Drive	2002 Richard Jones Road, ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Derek F. Pinder, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean Slade and Ma'at Slade, 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. 56 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village, a Planned Unit Development of record in Plat Book 5200, Page 187, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Derek F. Pinder, by deed of record in Book 9909 , Page 431 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2449 Ravine Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hands this 14th day of July, 2015.

Derek F. Pinder

Derek F. Pinder

State of Tennessee
County of Davidson

Personally appeared before me Derek F. Pinder, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 9643

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017