Davidson County DEEDWARR
Recvd: 09/29/15 14:55 2 pgs
Fees:13.00 Taxes:847.30
20150929-0098958

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

GRN-153813

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Daniel Brian Slezinger and Elizabeth Ann Davis 4809 Peninsula Pointe Drive Nashville, TN 37076	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	97-16-AQ-113.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **Cedric Tsakem Guevou, married** (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **Daniel Brian Slezinger and Elizabeth Ann Davis husband and wife,** his/her/their heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of The Peninsula, Phase Three, Section Two, a Planned Unit Development, of record in Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cedric Tsakem Guevou, married by Warranty Deed from Brian S. Williams and wife, Tawni L. Fite by and through Donna Whitley Attorney-in-Fact, recorded on the 23rd day of November, 2009 in Instrument No. 20091123-0107370, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 4809 Peninsula Pointe Drive, Nashville, TN 37076.

Said property is conveyed subject to the following exceptions:

1. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PENINSULA, PHASE THREE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 841, Boundary Plat recorded in Plat Book 7900, Page 854, said Register's Office.

3. By-Laws of Peninsula Homeowners Association of record in Book 10973, Page 39, Book 11181, Page 371 and as amended in Instrument Nos. 20000822-0083193 and 20030313-0033780, said Register's Office.

4. Easement for Sanitary Sewer/Storm Drainage recorded at Instrument No. 20010418-0038172, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 24 day of September, 2015.

Cedric Tsakem Guevou

STATE OF Texas)

COUNTY OF Kaufman)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cedric Tsakem Guevou, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 24 day of September, 2015.

Notary Public

My Commission Expires: June 25, 2019

JULIE LOFINO
MY COMMISSION EXPIRES
June 25, 2019

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~SUMNER~~ Kaufman

The actual consideration for this transfer or value of property transferred (whichever is greater) is $229,000.00.

JULIE LOFINO
MY COMMISSION EXPIRES
June 25, 2019

Affiant

Sworn to and subscribed before me this 24th day of September, 2015.

Notary Public

My Commission Expires:

June 25, 2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018