WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 3-14-16

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mack Slayden	Mack Slayden	131-06-0G-104.00
(NAME)	(NAME)	
104 Ashlawn Ct.	104 Ashlawn Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150100666 DEEDWARR
Recvd: 11/25/15 15:37 2 pgs
Fees:13.00 Taxes:1091.50
20151125-0119976

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, **Paul Andrew Warren, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mack Slayden, an unmarried man,** 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 Unit No. 104, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Paul Andrew Warren by Quitclaim Deed from Angela Kay Washington October 16, 2013 and recorded November 8, 2013 in Instrument Number 20131108-0116158; and the same property previously conveyed to Angela K. Washington and husband, Paul Andrew Warren by Quitclaim Deed to Create Tenancy by the Entireties from Gregory S. Perrone, Trustee, and in the same instrument conveyed to Gregory S. Perrone, Trustee from Angela K. Washington, a married woman, dated July 20, 2009 and recorded August 25, 2009 in Instrument Number 20090825-0079834; and previously conveyed to Angela K. Washington, an unmarried woman, by Warranty Deed from Mary Ann Lawson and husband, Richard D. Lawson, dated June 23, 2004 and recorded June 24, 2004 in Instrument Number 20040624-0075050, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable. Map & Parcel 131-06-0G-104.00 CO; 2015 Davidson County taxes DUE $2,601.22.

Subject to the plan of record in Plat Book 6250, page 978, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6778, Page 536, Book 6911, Page 120, and Instrument Number 20031219-0181028, said Register's Office.

Subject to Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, Page 239, said

Register's Office.

Subject to Charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, Page 505, amended in Book 6921, Page 216, said Register's Office.

Subject to Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, amended in Book 6921, Page 214, said Register's Office.

Subject to Charter of Burton Hills Estate Association, Inc. of record in Book 6665, Page 1, amended in Book 6921, Page 210, said Register's Office.

Subject to Master Deed and By-Laws of record in Book 7076, Page 696, amended in Book 7308, Page 859, said Register's Office.

Subject to Sanitary Sewer and/or Storm Drainage Easements to Metropolitan Government of Nashville and Davidson County of record in Book 3702, Page 250 and Book 4298, Page 491; Agreements of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416, said Register's Office.

Subject to Easement to Comcast of Nashville I, LLC in Instrument Number 20140902-0079895, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 104 Ashlawn Ct., Nashville, TN 37215

(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 23rd day of November, 2015.

Paul Andrew Warren

State of Tennessee
County of Sumner

Personally appeared before me Paul Andrew Warren, 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 23rd day of November, 2015.

Notary Public
My Commission Expires: 3-14-16

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

File No.: 20151211