THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27878-1
Box #14

Davidson County DEEDWARR
Recvd: 01/06/16 16:19 4 pgs
Fees:23.00 Taxes:1424.50
20160106-0001407

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James E. and Marla Morton 367 Haywood Lane Nashville, Tennessee 37211	New Owner	11808010800 11808010900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SLS SERVICES, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **JAMES E. MORTON AND WIFE, MARLA MORTON**, (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 163 & 164 of the Plan of Grandview Heights, as of record in Plat Book 161, Pages 14 and 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an "X" in concrete at the intersection of the northerly right-of-way line of Newsome Street, 50 feet in width, and at the easterly right-of-way line of Winford Avenue, 50 feet in width; Thence, leaving the northerly right-of-way line of Newsome Street with the easterly right-of-way line of Winford Avenue North 21 deg 03 min 00 sec West, 100.00 feet to an existing iron rod at a corner common with the property of JHS Realty, Inc., as of record in Instrument Number: 20071004-0118313, at the Register's Office for Davidson County, Tennessee; Thence, leaving the easterly right-of-way line of Winford Avenue with the southerly property line of JHS Realty, Inc., North 69 deg 09 min 00 sec East, 150.00 feet to an existing iron rod, in the westerly right-of-way line of Alley #1838; Thence, with the westerly right-of-way line of Alley # 1838, South 21 deg 03 min 00 sec East, 100.00 feet to an iron rod set at the intersection with the northerly right-of-way line of Newsome Street; Thence, leaving the westerly right-of-way line of Alley #1838, with the northerly right-of-way line of Newsome Street, South 69 deg 09 min 00 sec West, 150.00 feet to the POINT OF BEGINNING. Containing 15,000 square feet or 0.344 acres more or less.

The foregoing legal description derived from the survey of 2424 & 2426 Winford Avenue, by Cherry Land Surveying, Inc., Scot Cherry, R.L.S. #1512, dated December 4, 2015 and revised December 7, 2015 as file number 15180 CW.

BEING all of the same property conveyed to SLS Services, LLC, a Tennessee limited liability company by Warranty Deed dated September 4, 2007 from JHS Realty, Inc., a Tennessee corporation, of record in Instrument No. 20070906-0106813, Register's Office for Davidson County, Tennessee, subject to Articles of Organization of SLS Services, LLC, of record in Book 10833, Page 261, said Register's Office.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of January, 2016.

SLS SERVICES, LLC,
a Tennessee limited liability company

By: _____
Name: Charles M. Scott
Its: Member

By: _____
Name: Bernadette J. Scott
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles M. Scott and Bernadette J. Scott with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of SLS SERVICES, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as Members.

WITNESS my hand, at office this 5th day of January, 2016.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

_____
Affiant

Subscribed and sworn to before me this
5th day of January, 2016.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 118-08-0-109-00 (Lot 164) and 118-08-0-108-00 (Lot 163).

2. Matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the survey of 2424 & 2426 Winford Avenue, by Cherry Land Surveying, Inc., Scot Cherry, R.L.S. #1512, dated December 4, 2015 and revised December 7, 2015 as file number 15180 CW.

TRUE COPY CERTIFICATION

I, Connie Taylor, 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 and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017