This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 051150A066.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kenneth G. Sliger and Leslie Sliger
420 Walton Lane - Unit K66
Madison, TN 37115

SEND TAX BILLS TO:
New Owner
3816 Baxter Avenue
Nashville, TN 37216

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KENNETH D. SHUPP, JR, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KENNETH G. SLIGER AND WIFE, LESLIE SLIGER** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. K-66, on the Plan of Quail Creek, as shown by plat appearing of record in Book 6328, page 89 and 90, of the Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as set forth in the Master Deed of record in Book 6328, page 44, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Kenneth D. Shupp, Jr., a single man, by Warranty Deed from Margie Pinkerton, a single woman, dated July 31, 2002, appearing of record in Instrument No. 20020808-0095921, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 420 Walton Lane - Unit K66, Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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BILL GARRETT, Davidson County
Trans: T20160020097 DEEDWARR
Recvd: 03/11/16 10:05 2 pgs
Fees: 13.00 Taxes: 210.90
20160311-0023409

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26 day of FEBRUARY, 2016

Kenneth D. Shupp

Kenneth D. Shupp, Jr

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~) Anderson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth D. Shupp, Jr, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26th day of February, 2016.

Linda M Taras

NOTARY PUBLIC

LINDA M TARAS
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

My Commission Expires: 3-20-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $57,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

April D. Hickman

AFFIANT

Sworn to and subscribed before me this 26th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 4/1/18

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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