WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025739 DEEDWARR
Recvd: 03/30/16 14:46 2 pgs
Fees: 13.00 Taxes: 1073.00
20160330-0030155

G-VRES-16-7224-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Morgan and Emily Herbert	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**155-08-0C-082.00-CO**
7224 Poplar Creek Trace	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3974	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MACK D. SLAYDEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA MORGAN AND EMILY HERBERT, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 82 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page (s) 339 through 347, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mack D. Slayden, an unmarried man and Rhonda S. Borman, an unmarried woman as joint tenants with rights of survivorship by Warranty deed from Donald W. Johnson of record in Book 8636, page 338, Register's Office for Davidson County, Tennessee, dated May 26, 1992 and recorded on May 28, 1992. The said Mack D. Slayden and Rhonda S. Borman having married. The Said Rhonda S. Borman died February 15, 2015 leaving property to Mack D. Slayden as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 339 through 347,Inclusive and amended in Book 7900, page(s) 888 and 889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 7099, page 299, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6662, Page 433; Book 6804, Page 536; Book 6987, Page 966; Book 7270, Page 648 and Book 7964, Page 33, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7224 Poplar Creek Trace, Nashville, Tennessee 37221-3974**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF MARCH, 2016.

Mack D. Slayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK D. SLAYDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212