THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/11/16 09:13 3 pgs
Fees:18.00 Taxes:591.63
20160511-0046638

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Affiant

Subscribed and sworn to before me as of the 9th day of May, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA P. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Camilla Sorhus 3831 Augusta Drive Nashville, TN 37207-3525	SAME	059-10-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **James A. Slaughter, Jr., a single man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Camilla Sorhus, a single woman,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Haynes Manor, Section 3 of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 421 fronts 107 feet along the curving Northerly margin of Augusta Drive and runs back between lines 97.9 feet on the Westerly line and 119.7 feet on the Easterly line, to a broken line at the rear measuring 142.9 feet thereon.

Being the same property conveyed to Charels Q. Hall and wife, Bertha C. Taylor Hall by Quitclaim deed from Eppie J (Hall) Edwards of record in Instrument No. 20000804-0077701 Register's Office for Davidson County, Tennessee, dated June 27, 2000 and recorded on August 04, 2000.

Being the same property conveyed to James A. Slaughter, Jr., a single person by Warranty deed from Charles Q. Hall and wife, Bertha C. Taylor Hall of record in Instrument No.

20160111-0002806 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 11, 2016.

Being also known as 3831 Augusta Drive Nashville, TN 37207-3525.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he 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 stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Taxes for the year 2016, a lien not yet due and payable.

4. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 4228, Page 685, amended in Book 4243 Page 869, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 9th day of May, 2016.

James A. Slaughter, Jr.,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **James A. Slaughter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 9th day of May, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

