BILL GARRETT, Davidson County
Trans:T20160053333 DEEDWARR
Recvd: 06/22/16 16:01 2 pgs
Fees:13.00 Taxes:3848.00
20160622-0063822

Box 36

Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
James M. Sloan, Jr. 3717 Wimbledon Road Nashville, TN 37215	SAME AS NEW OWNER	11608019400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Wimbledon Partners, a Tennessee general partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey James M. Sloan, Jr., a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Gayle Malone Subdivision, of record in Plat Book 9700, page 422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wimbledon Partners, a Tennessee general partnership by Quitclaim Deed from A/E Construction, Inc., a Tennessee corporation of record in Instrument Number 20070117-0006698, said Register's Office for Davidson County, Tennessee.

This is improved real property located at 3717 Wimbledon Road, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. To all matters as shown on the Plat Book 9700, page 422, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record as shown in Book 11147, page 211, Register's Office for Davidson County, Tennessee.
5. Right of Way Agreement of record in Book 4568, page 927, Register's Office for Davidson County, Tennessee.
6. Landscape Agreement of record as shown in Book 10467, page 809, Register's Office for Davidson County, Tennessee.
7. Easement to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers/or Storm Drainage of record in book 3883, page 655, Register's Office for Davidson County, Tennessee.
8. Easements for Sanitary Sewers of record in Book 3347, page 390, said Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,040,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 22 day of June, 2016.
(
(My Commission Expires: 1-9-18 Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 21st day of June, 2016.

WIMBLEDON PARTNERS, A TENNESSEE
GENERALPARTNERSHIP

By:
ADAM JOHN EPSTEIN, MANAGING PARTNER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Adam John Epstein with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the managing partner for Wimbledon Partners, a Tennessee general partnership and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as the managing partner for Wimbledon Partners, a Tennessee general partnership.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of June, 2016.

My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JACKSON COUNTY