WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$402,000.00**

Catherine Clearwater
Affiant

Subscribed and sworn to before me, this 14th day of September, 2016

Lynn J Babcock
Notary Public

MY COMMISSION EXPIRES: 1-15-17
(AFFIX SEAL)

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160082764 DEEDWARR
Recvd: 09/21/16 09:43 2 pgs
Fees:13.00 Taxes:1487.40
20160921-0099303

Mail

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine J. B. Sloan	New Owner	091-15-0
(NAME)	(NAME)	(MAP)
282 Spencer Creek Rd.	282 Spencer Creek Rd.	319.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Franklin, TN 37069	Franklin, TN 37069	
(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, I/we, Carrie Barnes, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Catherine J. B. Sloan, married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 704, of Block No. 32 on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Plat Book 57, Page 103, 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 Carrie Barnes, unmarried, by Warranty deed from Laurie V. Jones, married, of record in Instrument No. 20070425-0049334 Register's Office for Davidson County, Tennessee.

Being also known as 4803 Nevada Avenue, Nashville, Tennessee 37209-3428.

This is investment property only.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4803 Nevada Avenue, Nashville, Tennessee 37209-3428

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 7 day of September, 2016.

Carrie Barnes

STATE OF Texas
COUNTY OF Dallas.

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carrie Barnes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Dallas, (city) Texas, (state) on this the 7 day of September, 2016.

Notary Public

My Commission Expires: May 24th, 2020

CHRIS ORTIZ
My Notary ID # 130674796
Expires May 24, 2020