WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086980 DEEDWARR
Recvd: 10/04/16 10:49 2 pgs
Fees:13.00 Taxes:888.00
20161004-0104400

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$240,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF September,2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 063
Dale Robert Ian Slivka, Jr. 513 Granwood Blvd Old Hickory, Tennessee 37138	Regions 2050 Parkway Office Cir RCN-6; Mail Code: AIBH, 4060 2B Birmingham, AL 35244	GROUP 16 0B PARCEL 129.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Andrew W. Regg,IV, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dale R. Slivka, Jr. and Lacresta N. Slivka, husband and wife

Hereinafter called the grantees, their heirs and assigns, a 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. 211 on the Plan of Hampton Park, as of record in Plat Book 6900, Pages 550 through 552, corrected in Book 7462, Page 445, Book 8110, Page 401, and Book 8181, Page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew W. Regg, IV by deed from Michael J. Philbin, Successor Trustee, dated April 5, 2005, of record in Instrument No 20050408-0038789, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **513 Granwood Blvd, Old Hickory, Tennessee 37138.**

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 hand and official seal at office this 30th day of September, 2016.

Andrew W. Regg, IV

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andy Règg, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027