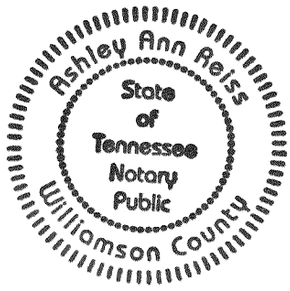
Davidson County	DEEDWARR
Recvd: 10/25/16 10:00	3 pgs
Fees:18.00 Taxes:599.40	
20161025-0112621	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Katherine Valdes and Michael Valdes	FirstBank	060 16 0 151.00
(NAME) 4026 Westlawn Drive	(NAME) 318 Seaboard Lane, Suite 205	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Two Thousand And No/100 Dollars ($162,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pamela J. Slaughter, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katherine Valdes and Michael Valdes, wife and husband**, 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 the northerly 75 feet of Lot No. 06 on the Plan of Joywood Heights, Section 3, not of record described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the westerly line of the Frank Alley property at a point 948 feet north of the northeast corner of the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for said County. Said point being 75 feet north of the corner of Lots Nos. 5 and 6; thence with said alley's westerly line north 2 deg. 15 min. east 75 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots north 83 deg. 15 min. east 587-1/2 feet, more or less to the beginning.

Being the same property conveyed to Pamela J. Slaughter, an unmarried woman by Warranty Deed from Cynthia S. Bushar and Michael J. Lemmer, both unmarried, as joint tenants with right of survivorship and not as tenants in Common dated June 22, 2012 and recorded July 3, 2012 in Instrument No. 201207030058445, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-166023SSO

This conveyance is subject to (1) Zoning; (2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach; (3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; (4) leases and other encumberances specified in this agreement.

unimproved ☐

This is improved ☒ property, known as 2737 Jones Ave., Nashville, TN 37207

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, has 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 our hands this the 24th day of October, 2016

Pamela J. Slaughter

Pamela J. Slaughter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Pamela J. Slaughter, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

File Number: FRN-166023SSO

True Copy Certification

I, Alyssa Rayne, do hereby make 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

