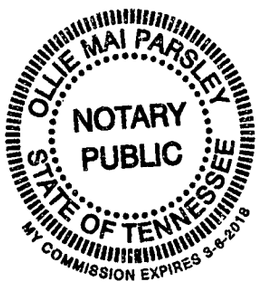
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STATE OF TENNESSEE 19857
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Alford E. Slaton	Send Tax Bills To:
(Name) 304 Archwood Drive	(Name) new owner.
(Street Address or Route Number) Madison, TN 37115	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 04311005400

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, I/WE, Cheryl Lynn Vaden, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alford E. Slaton, a single person 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. 57 on the Plan of Archwood Acres, Section 1, of record in Book 2133, page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Archwood Drive at the corner of Lots Nos. 56 and 57; thence with the line between said two lots eastwardly 254. 25 feet; thence south 2 degrees 01' 30" west 132 feet to the northeast corner of a strip marked "Reserved", thence with the northwesterly line of said strip southwestwardly 68.69 feet to the corner of Lots Nos. 57 and 58; thence with the line between said two lots westwardly 208 feet to the easterly margin of Archwood Drive; thence with the same northwardly 151.88 feet to the beginning.

BEING the same property conveyed to Cheryl Lynn Vaden by deed from Jeffrey L. Jones, dated November 2, 2001, filed of record in Instrument No. 20011113-0124461, Register's Office for Davidson County, Tennessee, and by Agreed Order on Petition to Set Aside Foreclosure Sale Regarding Real Property at 304 Archwood Drive, Madison, TN 37115, filed of record in Instrument No. 20130506-0045650, Register's Office for Davidson County, Tennessee and by Quit Claim Deed from Bank of America dated July 15, 2015, and filed in Instrument No. 20160725-0076165, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 304 Archwood Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 31st day of October, 2016.

BILL GARRETT, Davidson County
Trans:T20160097009 DEEDWARR
Recvd: 11/02/16 13:06 2 pgs
Fees:13.00 Taxes:584.60
20161102-0115941

Seller Cheryl Lynn Vaden

Cheryl Lynn Vaden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Cheryl Lynn Vaden, unmarried, the bargainor(s), with whom I am personally acquainted, (or 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 and official seal at Nashville, Tennessee, this 31st day of October, 2016.

My commission expires 3/6/2018.

Ollie Mai Parsley

Notary Public: Ollie Mai Parsley

