THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109452**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $334,500.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2016. Notary Public My Commission Expires: 2/29/20

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-29-20

BILL GARRETT, Davidson County
Trans:T20160098521 DEEDWARR
Recvd: 11/07/16 14:03 2 pgs
Fees:13.00 Taxes:1237.65
20161107-0117793

WARRANTY DEED

Address New Owner: Benjamin C. McGee and Jenny R. McGee 914 FAIRWIN AVE Nashville TN 37216-3615	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07209030100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josh A. Slater and Mary W. Slater, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin C. McGee and Jenny R. McGee, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Eskridge's Subdivision of the Franklin Tract, as of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Josh A. Slater and Mary W. Slater, husband and wife by Warranty Deed from Tiffany A. Speights n/k/a Tiffany Speights Daugherty, married, recorded on the 4th day of November, 2013 in Instrument No. 20131104-0114509, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESKRIDGE SUBDIVISION, as recorded in Plat Book 547, Page(s) 52.

This is improved property located at 914 FAIRWIN AVE Nashville TN 37216-3615.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2016.

Josh A. Slater

Mary W. Slater

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josh A. Slater and Mary W. Slater, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016.

Notary Public

My Commission Expires: 9-10-2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018