WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100179 DEEDWARR
Recvd: 11/14/16 12:28 2 pgs
Fees:13.00 Taxes:636.40
20161114-0119685

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Donna Huber	New Owner	53-16-176
(NAME)	(NAME)	
638 Kings Way Drive	"	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162544

For and 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, Christopher L. Sloan and wife, Katherine I. Robinson-Sloan , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Donna Huber ~~s~~ 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. : * unmarried

Land in Davidson County, Tennessee, being lot No. 45 on the Plan of King Court, Section Three, of record in Plat Book 7900, page 958, as amended in Book 9708, page 522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher L. Sloan and wife, Katherine I. Robinson-Sloan by deed from Kristi Anderson now known as Kristi Campanella, married, dated September 22, 2005, of record in Instrument No. 20050926-0114924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Eeasements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 7900, page 958, amended in Book 9705, page 872 and Book 10159, page 42, Register's Office for said County; and (b) Restrictions of record In Book 9665, page 540, amended In Book 9708, page 522, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 638 Kings Way Drive, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

6510

Witness my hand this ~~14th~~ 9th day of November, 2016

Christopher L. Sloan

Katherine I. Robinson-Sloan

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher L. Sloan and wife, Katherine I. Robinson-Sloan, the within named 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, at office, this ~~14th~~ 9th of November, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY