WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/16 10:39 3 pgs
Fees:18.00 Taxes:947.20
20161130-0125588

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $256,000.00.

Affiant

Subscribed and ~~sworn to~~ me on November 29, 2016.

NOTARY PUBLIC

My Commission Expires: My Commission Expir July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29949SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bonnie Gallo 5566 Prada Drive Brentwood, TN 37027	First Community Mortgage 262 Robert Rose Dr, Ste 100 Murfreesboro, TN 37129	181-10-0E-041.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daryl L. Slaughter and wife, Kellie M. Slaughter, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Bonnie Gallo, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of High Point, Phase 2, Section 2, as of record in Instrument No. 20140821-0076394, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daryl L. Slaughter and Kellie M. Slaughter, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated October 22, 2015 and recorded on October 27, 2015, of record in Instrument No. 20151027-0109249, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. Matters shown on the Plan of record in Instrument No. 20140821-0076394, Register's Office for Davidson County, Tennessee.
3. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property shown in vesting Deed of record in Instrument No. 20080214-0014939, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.
5. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances, of record in Instrument No. 20090309-0020488, Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville I, LLC, as of record in Instrument No. 20090714-0065912, Register's Office for Davidson County, Tennessee.
7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances, of record in Instrument No. 20090309-0020517, Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewers, Water Line and Appurtenances, of record in Instrument No. 20110411-0027748, Register's Office for Davidson County, Tennessee.
9. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement, of record in Instrument No. 20090805-0073466, Register's Office for Davidson County, Tennessee.
10. Charter of High Point Homeowners' Association, Inc., of record in Instrument No. 20100113-0003233, Register's Office for Davidson County, Tennessee.
11. Subject to Declaration of Covenants, Conditions and Restrictions for High Point of record in Instrument No. 20110603-0042709, revised in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818 and Instrument No. 20150622-0059582, Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5566 Prada Drive, Brentwood, TN 37027.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 29th day of November, 2016.

Daryl L. Slaughter

Kellie M. Slaughter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared Daryl L. Slaughter and wife, Kellie M. Slaughter to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 29, 2016.

PATRICK H. POOLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY