WARRANTY DEED

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $223,000.00.

Affiant

Subscribed and sworn to before me this 29th day of Nov., 2016

Notary Public

My Commission expires: 9-19-18 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Justin Browne	New owner	083-13-0-075.00
1011 Shelby Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mike Slocum, Trustee of the Slocum Family Trust with full power to mortgage, sell, transfer and convey without joinder of any beneficiary**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Justin Browne, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Nos. 21 and 22 on the Map of Hanner's Subdivision as of record in Book 2, Page 43, Chancery Court at Nashville and further described according to a survey made by John Kohl & Co. dated March 29, 1984, as follows: Beginning at a point in the northerly margin of Shelby Avenue, said point being located 50 feet east of the easterly margin of a 16 foot alley, more or less; thence with said Avenue East 50 feet ,more or less, to a point; thence north 132.9 feet, more or less, to a point; thence west 51.1 feet, more or less to a point, thence south 129.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Mike Slocum, Trustee of the Slocum Family Trust with full power ot mortgage, sell, transfer and convey without joinder of any beneficiary from Leland D Watts, married by Warranty Deed on February 3, 2006, of record in Instrument Number 20060206-0014629, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2, Page 43, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1011 Shelby Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160106097 DEEDWARR
Recvd: 12/02/16 10:53 2 pgs
Fees:13.00 Taxes:825.10
20161202-0126569

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 November 17, 2016.

Slocum Family Trust with full power to mortgage, sell, transfer and convey without joinder of any beneficiary

By: Mike Slocum, Trustee

STATE OF California

COUNTY OF Contra Costa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mike Slocum, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2016

L. Cutonilli
Notary Public

My commission expires October 19, 2018

L. CUTONILLI
COMM. # 2084397
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
Comm. Exp. OCT. 19, 2018