WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108517 DEEDWARR
Recvd: 12/09/16 13:58 2 pgs
Fees:13.00 Taxes:580.90
20161209-0129506

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires July 19, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 6-14-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Domoracki	new owner	108-16-0-198.00
(NAME)	(NAME)	
1011 Pleasant View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Emily K. Slaton, formerly known as Emily K. Baggett, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Domoracki, single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 32-B on the plan of Zone Lot Division Lots 32, 33, 36 and 37, of record in Percy Priest Woods, Section I, Book 5200, page 718, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32-B fronts 34.79 feet on the northwesterly margin of Pleasant View Drive and extends back 144.03 feet on the southwesterly line and 144.00 feet on the northeasterly line to a dead line in the rear.

Being the same property conveyed to Emily K. Baggett, a single woman, by Warranty Deed from Brandon Rumbley, a married man, dated February 11, 2011, of record in Instrument No. 20110218-0013994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, page 472 and Book 5200, page 718; restrictions of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11 and Book 6560, page 667; all of record in the Register's Office for Davidson County, Tennessee.

Jason O. Slaton, husband and of Emily K. Slaton, joins in the execution of this conveyance for the purpose of conveying his interest, marital or otherwise, if any, in the above described tract or parcel of land.

unimproved ☐

This is improved ☑ property, known as 1011 Pleasant View Drive, Nashville, TN 37214
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 5th day of December, 2016.

Emily K. Slaton

Jason O. Slaton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Emily K. Slaton and Jason O. Slaton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of December, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 24292

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
June 4, 2017