WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-21-18

(AFFIX SEAL)

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

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
Emily B. Slaton	Movement Mortgage, LLC	018-07-0-055.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
307 Utley Dr.	841 Seahawk Circle	Trans: T20160111273 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 12/19/16 11:18 2 pgs
Goodlettsville, TN 37072	Virginia Beach, VA 23452	Fees: 13.00 Taxes: 814.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161219-0132856

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, **Sandra A. Burton, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily B. Slaton and Jason O. Slaton, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Connell Estates, Section 3, as of record in Book 3600, page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sandra A. Burton, Unmarried, by Warranty Deed from Judith E. Pennington Sadler and husband, Gary L. Sadler, dated April 23, 1999, of record in Book 11449, page 920, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sandra A. Burton, unmarried, and Delores Burton, unmarried, by Quitclaim Deed from Sandra A. Burton, unmarried, dated August 23, 2007, of record in Instrument No. 20070829-0103548, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sandra A. Burton by Quitclaim Deed from Delores Burton, dated May 28, 2008, of record in Instrument No. 20090218-0013436, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Sandra A. Burton, unmarried, and Delores Burton, unmarried, by Quitclaim Deed from Sandra A. Burton, dated July 29, 2011, of record in Instrument No. 20110804-0059924, Register's Office for Davidson County, Tennessee. The said Delores Burton having since died and her interest in said property being vested in her only heirs Sandra A. Burton, Gina Halliburton and Lisa Burkett as set out in Affidavit of Heirship of record in Instrument No. 20161219-0132854, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Sandra A. Burton by Quitclaim Deed from Gina Halliburton and Lisa Burkett as of record in Instrument No. 20161219-0132855, 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 3600, page 31; easement for sanitary sewers of record in Book 4805, page 939; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 307 Utley Dr., Goodlettsville, TN 37072

(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 my hand this 9th day of December, 2016.

Sandra A. Burton

Sandra A. Burton

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of December, 2016.

Notary Public

My Commission Expires: _____

File No.: 24174

