| Davidson County | DEEDWARR |
|---|---|
| Recvd: 04/11/17 14:12 | 3 pgs |
| Fees:18.00 Taxes:740.00 | |
| 20170411-0035416 | |

**This Instrument Prepared By:**
**Adrienne Trammell-Love, Attorney**
**Advance Title Services, LLC**
**2000 Glen Echo Road, Ste 100**
**Nashville, Tennessee 37215**

**From Information Furnished by the Parties**

**MAP & PARCEL: 064160C00800CO**

**NAME & ADDRESS OF NEW OWNER:**
**Allison G. Sloan**
**515 Selsey Court South**
**Hermitage, TN 37076**

**SEND TAX BILLS TO:**
Ameris Bank
1000 Parkway Pl.
#820
Marietta, GA 30067

MTJ-171635

## WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ASHLEY LEANN THROWER, F/K/A ASHLEY LEANN BANDY, AND HUSBAND, WILLIAM A. THROWER, AND BRENDA M. MOSLEY, UNMARRIED,** "Grantors)", have this day bargained and sold and do hereby transfer and convey unto **ALLISON G. SLOAN, A SINGLE WOMAN**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 8, on the plan of Wembley Downs, Section One, Second Revision, as shown on plat of record in Plat Book 7900, page 301, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Ashley LeAnn Bandy, married, and Brenda M. Mosley, unmarried, by Quitclaim Deed from Ashley LeAnn Mosley, (nka Ashley LeAnn Bandy, dated December 3, 2012, appearing of record in Instrument No. 20121212-0114467, of the Register's Office for Davidson County, Tennessee. Ashley LeAnn Bandy is nka Ashley LeAnn Thrower and William A. Thrower joins herein to convey any and all rights her may in the property by virtue of marriage.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 7900, page 301; Quitclaim Deed for Open Space of record in Book 8405, page 408; Charter of Wembley Downs HOA of record in Book 8404, page 718; Covenants, Conditions and Restrictions of Wembley Downs Subdivision of record in Book 8304, page 623, and amended in Book 8447, page 633; and By-Laws of Wembley Downs of record in Book 8304, page 623, and amended in Book 9522, page 349; all of the Register's Office for Davidson County, Tennessee.

**This is improved property known as 515 Selsey Court South, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of April, 2017.

**Ashley LeAnn Thrower**

**William A. Thrower**

**Brenda M. Mosley**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ashley LeAnn Thrower and William A. Thrower, and Brenda M. Mosley**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of April, 2017.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of April, 2017.

NOTARY PUBLIC

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

My Commission Expires:

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY