This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170031901 DEEDWARR
Recvd: 04/17/17 14:04 3 pgs
Fees:18.00 Taxes:331.89
20170417-0037031

Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 1100
Nashville, TN 37201

2 & R to:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julius & Taryn Sloss 408 Thomas Jefferson Circle Madison, TN 37115	Julius & Taryn Sloss 713 Crestmark Drive Mt. Juliet, TN 37122	034050-A-005.00CO

THIS INDENTURE, made this 13th day of April, 2017 between

Dottie Lynn Dooley, an unmarried woman fka Dottie Lynn Barnes, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Julius Sloss and wife, Taryn Sloss

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Monticello Manor, as of record in Plat Book 6250, Page 551, 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 Dottie Lynn Barnes, an unmarried woman by Warranty Deed dated 3/28/08 from Jennie M. Foster Cooper (aka Jeannie M. Foster Cooper) and husband, Kenneth H. Cooper of record in Instrument No. 20080331-0031664, Register's Office for Davidson County, Tennessee. Dottie Lynn Barnes having since married and divorced and now known as Dottie Lynn Dooley, an unmarried woman.

This is (X) improved ( ) unimproved property known as: 408 Thomas Jefferson Circle, Madison, TN 37115.

1. 2017 Davidson County and Goodlettsville City taxes which have been prorated by the parties and assumed by the Grantee(s), and any subsequent property taxes thereto.
2. All matters shown on the Plan of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Plat Book 421, Page 44 and Plat Book 6200, Page 54, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6643, Page 958, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. By-Laws of record in Book 6643, Page 950, as amended in Book 11259, Page 994 and Instrument No. 20050228-0021548, in the Register's Office for Davidson County, Tennessee.
6. Charter for HOA of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed for common areas to Monticello Manor Homeowner's Association Inc. of record in Book 6716, Page 749 and Book 6717, Page 362, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed to HOA of record in Book 6823, Page 862, in the Register's Office for Davidson County, Tennessee.
9. Quitclaim Deed of record in Book 7839, Page 565, in the Register's Office for Davidson County, Tennessee.
10. Easement Deed by court order in settlement of Landowner action- Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3370, Page(s) 148 and 156, in the Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Easement for Sanitary Sewer of record in Book 4530, Page 215, in the Register's Office for Davidson County, Tennessee.
13. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
14. Rights of others in and to the common areas and/or elements.
15. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dottie Lynn Dooley

Dottie Lynn Dooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dottie Lynn Dooley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of April, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $89,700.00.

Dottie Lynn Dooley
Affiant

Sworn to and subscribed before me, this 13th day of April, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County