WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00 Affiant Subscribed and sworn to before me, this 26th day of July, 2017 Notary Public MY COMMISSION EXPIRES: 6/22/20 (AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Walter Sells Jr. 4853 Manassas Drive Brentwood, TN 37027-4747	Renasant Bank 2001 Park Place North Ste 650 Birmingham, AL 35203	171-03-0A056.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cynthia Ann Slatton, unmarried,** hereinafter called the Grantor(s), has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Walter Sells Jr. and Hayley Todd Sells, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Two, Fredericksburg of record in Plat Book 7900, Page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia Ann Slatton, unmarried, by Warranty deed from Pamela Gail Feinstein, an unmarried woman of record in Instrument No. 20111219-0098493 Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on December 19, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4853 Manassas Drive, Brentwood, Tennessee 37027-4747

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.

BILL GARRETT, Davidson County
Trans:T20170064468 DEEDWARR
Recvd: 07/27/17 10:45 2 pgs
Fees:13.00 Taxes:1406.00
20170727-0076111

Witness my/our hand(s) this 26th day of July, 2017.

Cynthia Ann Slatton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cynthia Ann Slatton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of July, 2017.

Notary Public

My Commission Expires: 6/22/20

