WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File No. RW0003341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Hunter, Trustee of the 1408 Woodland Street Revocable Trust U/A/D 10/3/2017	New Owner New Owner	
(NAME)	(NAME)	
1408 Woodland St		083-09-0-421.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 17739 DEEDWARR
10/25/2017 09:42:54 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50

20171025-0109298

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, **Andrew W. Sloss and Casey L. Sloss,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua L. Hunter, Trustee of the 1408 Woodland Street Revocable Trust U/A/D 10/3/2017,** HEREINAFTER CALLED THE GRANTEE, 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. 5 of Block A on the Map of the Subdivision of Mrs. E.M. Lindsley's Home Place as of record in Plan No. 2, Page 92, in the Chancery Court at Nashville, Tennessee.

Said Lot No. 5 fronts 50 feet on the South side of Woodland Street and runs back between parallel lines, 235 feet, more or less, on the Westerly line and 237 feet, more or less, on the Easterly line to an alley and measures 50 feet thereon.

Being the same property conveyed to Andrew W. Sloss and Casey L. Sloss, husband and wife by Warranty Deed from Matt Poag, an unmarried individual, recorded November 16, 2012 as Instrument No. 20121116-0106128, in the Register's Office for Nashville, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1408 Woodland St, Nashville, TN 37206

(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 20th day of October, 2017.

Andrew W. Sloss

Casey L. Sloss

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew W. Sloss and Casey L. Sloss, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of October, 2017.

Notary Public

My commission expires: 8.17.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY