G#30189-2

WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$449,900.00**. Affiant Subscribed and sworn to before me, this the 31st day of October, 2017. Notary Public My commission expires: 9/29/2021 (AFFIX SEAL)

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary B. Singer and John F. Singer	SunTrust	**09111009100**
4705 A Illinois Avenue	1001 Semmes Ave	Bill Garrett Davidson County Batch# 20096 DEEDWARR 11/01/2017 12:31:54 PM 2 pgs Fees: $13.00 Taxes: $1,664.63
Nashville, TN 37209	Richmond, VA 23224	20171101-0112018

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Slaughter and Allison Slaughter, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary B. Singer and John F. Singer, 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. 610, Block No. 104, Plan No. 1, West Nashville, as shown on plat of record in Plat Book 57 , Pages 74 and 75, 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 part of the same property conveyed to Matthew Slaughter and Allison Slaughter, husband and wife, by Warranty Deed dated October 1, 2014, from Kenneth Gindin, a married man, of record in Instrument No. 20141003-0091655, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Matthew Slaughter and Allison Slaughter, husband and wife, by Quitclaim Deed dated April 4, 2016, from Matthew Slaughter and Allison Slaughter, husband and wife, of record in Instrument No. 20160405-0032275, said Register's Office.

THIS instrument is being executed on behalf of Matthew Slaughter and Allison Slaughter, husband and wife, pursuant to a Limited Power of Attorney executed by them on the 6th day of October, 2017, of record in Instrument No. 20171101-0112017 , Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between the parties and were paid by the Grantors herein, and subsequent years, not yet due and payable.

This is improved property, known as: **4705 A Illinois Avenue, Nashville, TN 37209** .

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 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/our hand(s) this **31st** day of **October, 2017.**

Matthew Slaughter BY Andrew Wood, ATTORNEY IN FACT

Matthew Slaughter By Andrew Wood, as his Attorney-In-Fact

Allison Slaughter BY Andrew Wood, ATTORNEY IN FACT

Allison Slaughter By Andrew Wood, as her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Matthew Slaughter and Allison Slaughter, husband and wife,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Matthew Slaughter and Allison Slaughter, husband and wife,** for the purpose therein contained, by signing the name of **Matthew Slaughter and Allison Slaughter, husband and wife,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2017.**

Katherine Goodson

Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067