THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013685

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2017.

Notary Public
My Commission Expires: 03-03-20

JAMES A. WALCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE

Bill Garrett Davidson County
Batch# 23475 DEEDWARR
11/08/2017 10:35:34 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20171108-0114917

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'203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James A. Slattery and Kimberly J. Slattery 855 Beth Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 084-05-0-088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua A. Gulick and Emily Gulick, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Slattery and Kimberly J. Slattery, Trustees of The Slattery Living Trust dated September 12, 2015**

("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of First Amendment, Cumberland Meadows, Section Two of record in Plat at Instrument No. 20050525-0059134, 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 Joshua A. Gulick, a single man by Warranty deed from Josh Baker and Rebekah Baker, husband and wife of record in Instrument No. 20140319-0022648 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 19, 2014. (Value of consideration shown in aforementioned deed $240,000.00.) Being also known as 855 Beth Drive Nashville, Tennessee 37206.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record as Instrument Number 20050317-0029532 with First Amendment recorded as Instrument 20050525-0059134, Register's Office of Davidson County, Tennessee.
Restrictions of record as Instrument Number 20051230-0156873 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Sanitary Sewer Easement of record in Book 3430, Page 142, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage Easements of record in Book 4007, Page 49 and Book 4008, Page 192, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20040824-0102318, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 855 Beth Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2017.

Joshua A. Gulick

Emily Gulick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua A. Gulick and Emily Gulick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2017.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020