(1)

Bill Garrett Davidson County
Batch# 64909 DEEDWARR
03/05/2018 08:54:03 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20180305-0020228

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0150

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of March, 2018

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Garnett Houston Slatton III Laine Slatton 1401 Forrest Avenue Nashville, TN 37206	Shelton Lending Services, LLC PO Box 740039 Cincinnati, OH 45274	083-09-0-373.00

WARRANTY DEED

FOR AND IN 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/WE,

Jenny Ravenscroft, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garnett Houston Slatton III and Laine Slatton, husband and wife

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. 45 on the Plan of Subdivision of A.V.S. Lindsley's 29 Acre Tract of record in Plat Book 57, Page 66, 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 Jenny Ravenscroft by Special Warranty deed from Wells Fargo Bank, N.A., a national banking association of record in Instrument No. 20101112-0090706 Register's Office for Davidson County, Tennessee, dated November 01, 2010 and recorded on November 12, 2010.

The execution of this instrument by Jenny Ravenscroft is effected by the signature of her Attorney-in-Fact, Taylor Grills pursuant to the Specific Power of Attorney of record recorded 3/1/18 in Instrument#: 20180301-0019340, Registers Office for Davidson County,Tennesse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1401 Forrest Avenue, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of March, 2018.

Jenny Ravenscroft by Taylor Grills as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

On this the 2nd Day of March, 2018, before me personally appeared **Taylor Grills,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jenny Ravenscroft** and acknowledged that she executed the same as his free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Instrument Number: 20180301-0019340, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2018.

Notary Public

My Commission Expires: 5-8-18

(Notary Seal)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018