This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Sent tax bill to
New Owner:
Yong Hsu and Linda Austin
3745 Priest Lake Dr.
Nashville, TN 37217

MAP 13606002000

Bill Garrett Davidson County
Batch# 81938 DEEDWARRSP
04/17/2018 02:13:30 PM 6 pgs
Fees: $33.00 Taxes: $691.90
20180417-0036179

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine Slaughter, Administratrix of the Estate of Reginald Slaughter** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Yong Hsu and Linda Austin, each owing a 1/2 undivided interest**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Priest Lake Park, Section 5, as of record in Plat Book 4460, page 174, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Reginald R. Slaughter by Deed dated April 3, 1997, from Ronald W. Shutt and wife, Tammy R. Shutt, and recorded in Book 10411, page 543, Register's Office for Davidson County, Tennessee. Reginald R. Slaughter having since died (Certificate of Death attached as Exhibit A, TennCare release attached as Exhibit B), his estate is in the Probate Court of Davidson County, Tennessee, Case# 17P1353. The property is being sold by order of the court, attached as Exhibit C.

This is improved property known as 104 Colony Point East, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4698, page 969, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 4460, page 174, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 4460, page 174, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without

limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 16th day of April, 2018.

Christine Slaughter Administratrix

Christine Slaughter, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christine Slaughter, Administratrix of the Estate of Reginald Slaughter**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within*Warranty Deed for the purposes therein contained.

*Special

WITNESS my hand and official seal at office this 16th day of April, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $187,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of April, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 9th day of April, 2018, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH — STATE FILE NUMBER

DECEDENT

1. NAME OF DECEDENT (First, Middle, Last, Suffix): Reginald Rivardo Slaughter
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): July 15, 2017
4. TIME OF DEATH (Hours): 5:44 PM
5. AGE (Last Birthday (Years)): 62
6. IF UNDER 1 YEAR: Months / Days
7. IF UNDER 24 HOURS: Hours / Minutes
8. DATE OF BIRTH (Month, Day, Year): June 1, 1955
9. BIRTHPLACE (City and State or Foreign Country): Detroit, Michigan
10. WAS DECEDENT EVER IN THE U.S. ARMED FORCES? ☐ Yes ☐ No
11. SOCIAL SECURITY NUMBER: [redacted]
12. MARITAL STATUS: ☐ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown
13. SURVIVING SPOUSE (If wife, give name prior to first marriage): Christine Wheeler
14. DECEDENT'S USUAL OCCUPATION: Entrepreneur
15. KIND OF BUSINESS/INDUSTRY: Nashville Wedding Cars
16. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
17. COUNTY: Davidson
18. CITY OR TOWN: Nashville
19. STREET AND NUMBER: 104 Colony Pointe East
20. INSIDE CITY LIMITS? ☒ Yes ☐ No
21. ZIP CODE: 37217
22. WAS DECEDENT EVER IN THE ARMED FORCES? ☒ No ☐ Yes
23. FACILITY NAME (If not institution, give street and number): 104 Colony Pointe East
24. CITY OR TOWN: Nashville
25. COUNTY OF DEATH: Davidson
26. MARITAL STATUS: ☐ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown
27. SURVIVING SPOUSE (If wife, give name prior to first marriage): Christine Wheeler
28. DECEDENT'S USUAL OCCUPATION: Entrepreneur
29. KIND OF BUSINESS/INDUSTRY: Nashville Wedding Cars
30. SOCIAL SECURITY NUMBER: [redacted]
31. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
32. COUNTY: Davidson
33. CITY OR TOWN: Nashville
34. STREET AND NUMBER: 104 Colony Pointe East
35. INSIDE CITY LIMITS? ☒ Yes ☐ No
36. ZIP CODE: 37217
37. WAS DECEDENT EVER IN THE ARMED FORCES? ☒ No ☐ Yes

38. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death)
☐ 8th grade or less
☐ 9th - 12th grade; no diploma
☐ High school graduate or GED completed
☐ Some college credit, but no degree
☐ Associate degree (e.g., AA, AS)
☐ Bachelor's degree (e.g., BA, AB, BS)
☐ Master's degree (e.g., MA, MS, MEng, MEd, MSW, MBA)
☐ Doctorate (e.g., PhD, EdD) or professional degree (e.g., MD, DDS, DVM, LLB, JD)
☐ Unknown

39. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino.)
☒ No, not Spanish/Hispanic/Latino
☐ Yes, Mexican, Mexican American, Chicano
☐ Yes, Puerto Rican
☐ Yes, Cuban
☐ Yes, other Spanish/Hispanic/Latino
Specify: _____
☐ Unknown

40. RACE (Check one or more races to indicate what the decedent considered himself or herself to be)
☐ White
☒ Black or African American
☐ American Indian or Alaska Native (Name of the enrolled or principal tribe)
☐ Asian Indian
☐ Chinese
☐ Filipino
☐ Japanese
☐ Korean
☐ Vietnamese
☐ Other Asian (Specify)
☐ Native Hawaiian
☐ Guamanian or Chamorro
☐ Samoan
☐ Other Pacific Islander (Specify)
☐ Other (Specify)
☐ Unknown

41. FATHER'S NAME (First, Middle, Last): Reginald Rivardo Slaughter Sr.
42. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last): Geraldine Smith

INFORMANT

43a. INFORMANT'S NAME: Christine Slaughter
43b. RELATIONSHIP TO DECEDENT: Wife
43c. MAILING ADDRESS (Street and Number, City, State, Zip Code): 1549 Spreadsale Drive, Antioch TN 37013

DISPOSITION

44a. METHOD OF DISPOSITION: ☐ Burial ☒ Cremation ☐ Donation ☐ Entombment ☐ Removal from State ☐ Other (Specify)
44b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place): Middle TN Cremation Center
44c. LOCATION - City or Town and State: Mt. Juliet, Tennessee

FUNERAL HOME

45a. SIGNATURE OF FUNERAL HOME REPRESENTATIVE: Shonna Scales Haynes
45b. LICENSE NUMBER: 3681
46a. SIGNATURE OF EMBALMER:
46b. LICENSE NUMBER:
47a. NAME AND ADDRESS OF FUNERAL HOME: New Generation Funeral Home, 2930 Murfreesboro Pike, Antioch, Tennessee 37013
47b. LICENSE NUMBER OF FUNERAL HOME: 1217

REGISTRAR

48. REGISTRAR'S SIGNATURE: Dylan Chanley DR
49. DATE FILED (Month, Day, Year): 7/31/17

CERTIFIER

50. CERTIFIER (Check only one)
50a. ☐ PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated.
50b. ☒ MEDICAL EXAMINER - On the basis of examination, and/or investigation, in my opinion, death occurred at the date, and place, and due to the cause(s) and manner stated.
51. SIGNATURE OF CERTIFIER
52. LICENSE NUMBER: 54455
53. DATE SIGNED (Month, Day, Year): July 17, 2017
54. NAME AND ADDRESS: Randy S Tashjian, M.D.; 850 R.S. Gass Boulevard, Nashville, TN 37216; MEC#7-1837

MEDICAL CERTIFICATION

55. PART I. Enter the chain of events (diseases, injuries, or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line.
IMMEDIATE CAUSE (Final disease or condition resulting in death): a. Pending
Due to (or as a consequence of): b.
Due to (or as a consequence of): c.
Due to (or as a consequence of): d.
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.
Approximate interval: Onset to death

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.

56. MANNER OF DEATH: ☐ Natural ☐ Homicide ☐ Accident ☐ Pending Investigation ☐ Suicide ☐ Could not be determined
57. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☒ Unknown
58. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year
59a. WAS AN AUTOPSY PERFORMED? ☐ Yes ☒ No
59b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☐ No
59. IF TRANSPORTATION INJURY, SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify)
60a. DATE OF INJURY (Month, Day, Year)
60b. TIME OF INJURY
60c. INJURY AT WORK? ☐ Yes ☐ No
60d. PLACE OF INJURY - at home, farm, street, factory, office, building, etc. (Specify)
60e. DESCRIBE HOW INJURY OCCURRED
60f. LOCATION OF INJURY: (Street and Number, City or Town, State)

TN-4038 (Rev. 1/2011) — RDA 1389

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

JUL 31 2

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0 9 3 2 1 8 3 1

Date Issued

Tom F. Farrar, PhD, MSH, MBA, RN — State Registrar and Assistant Commissioner

John J. Dreyzehner, MD, MPH, FACOEM — COMMISSIONER

201804170036179

EXHIBIT B

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

3/1/2018

ALEXANDER S FASCHING
LEGAL COUNSEL
5141 VIRGINIA WAY STE 220
BRENTWOOD, TN 37027

RE: REGINALD SLAUGHTER
Last Four Of SSN 0255

Dear ALEXANDER S FASCHING:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Pamela J. Howard

201804170036179

EXHIBIT C

FILED
APR - 6 2018
RICHARD R. ROOKER, Clerk
By: _____ D.C.

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE
PROBATE DIVISION

IN RE:	)	
ESTATE OF REGINALD SLAUGHTER	)	NO: 17P1353
	)	

ORDER RE: REAL PROPERTY

This cause came to be heard on April 6, 2018, before the honorable Judge Randall Kennedy, probate Judge for Davidson County, Tennessee, upon the Motion of Christine Slaughter, Administratrix for the Estate of Reginald Slaughter, to approve a contract for the sale certain real property owned by the decedent in order to satisfy estate debts. Based on the entire record, the court finds that the offer amount is reasonable, and therefore the requests of the Motion should be granted and said land should be sold for payment of indebtedness and distribution of proceeds, as otherwise requested.

It is, therefore, **ORDERED** that the Administratrix, Christine Slaughter, is authorized as agent to execute all documents that are usual and customary in the conveyance of the Estate of Reginald Slaughter's interest in the described property, including but not limited to a Warranty Deed, on behalf of the Estate and in accordance with the terms of the proposed sale agreement for the amount of One Hundred Eighty Seven Thousand Dollars ($187,000).

Entered this 6 day of April, 2018.

Judge Randy Kennedy

201804170036179

APPROVED FOR ENTRY:

Alexander S. Fasching, 033015
RUSS COOK AND ASSOCIATES, PC
5141 Virginia Way, Suite 220
Brentwood, TN 37027
(615) 370-2444
Counsel for Petitioner
alex@russcookpc.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the above Order has been served on the below listed heirs-at-law by U.S. First Class Mail, postage prepaid, this 5th day of April, 2018.

Alexander S. Fasching, Esq.

Tamika Cherry
20345 Thornwood Ct.
Southfield, MI 48076

Alisha Slaughter
1549 Sprucedale Dr.
Antioch, TN 37013

Aaliyah Slaughter
1549 Sprucedale Dr.
Antioch, TN 37013

201804170036179