Bill Garrett Davidson County
Batch# 85950 DEEDWARR
04/27/2018 02:34:38 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180427-0040002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2026

(AFFIX SEAL)

TITLE OF HAWKINS TENNESSEE NOTARY PUBLIC COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Howard Ratliff, a single man	Ascend Federal Credit Union (NAME)	
3119 Hillside Road (ADDRESS)	520 Airpark Drive (ADDRESS)	060-04-0-050.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Tullahoma, TN. 37388 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert W. Slate II, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ian Howard Ratliff, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF TRACT NO. 2 ON THE PLAN OF THE REAL ESTATE OF WILLIAM PHILLIPS, DECEASED, AS OF RECORD IN BOOK 57, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO BEING KNOWN AS TRACT "D" ON A SURVEY OF PART OF THE GEORGE OLINGER TRACT PREPARED SEPTEMBER 19, 1957 BY JOSEPH A. DAUGHERTY, SURVEYOR, AND DESCRIBED ACCORDING THERETO AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF HILLSIDE ROAD, 64.4 FEET NORTHERLY FROM THE NORTHWEST CORNER OF TRACT "B" OF SAID OLINGER PROPERTY CONVEYED TO CHARLES W. MARSHALL AND WIFE, BY GEORGE OLINGER AND WIFE, BY DEED OF RECORD IN BOOK 2488, PAGE 341, SAID REGISTER'S OFFICE, SAID POINT BEING ALSO THE NORTHWEST CORNER OF TRACT "C" OF SAID OLINGER PROPERTY; THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID TRACT "C" SOUTH 85 DEGREES 54' EAST 157.6 FEET TO AN IRON PIN IN THE WESTERN BOUNDARY LINE OF THE BRINTLEY PROPERTY; THENCE WITH THE SAME NORTH 3 DEGREES EAST 61.4 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF TRACT "E" OF SAID OLINGER PROPERTY; THENCE WITH SAME, NORTH 84 DEGREES 48', WEST 157.8 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF HILLSIDE ROAD, THENCE WITH SAME, SOUTH 3 DEGREES WEST 64.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SLATE AND WIFE, RUTH N. SLATE, BY WARRANTY DEED FROM EARL DOUGLAS BELCHER AND WIFE, EARLENE BELCHER, OF RECORD IN BOOK 4100, PAGE 351; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO RUTH N. SLATE BY QUIT CLAIM DEED FROM ROBERT W. SLATE AND WIFE, RUTH N. SLATE, OF RECORD IN INSTRUMENT NO. 2001102-0108795, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE. THE SAID RUTH N. SLATE HAVING DIED TESTATE ON JUNE 18, 2017, BY HER LAST WILL AND TESTAMENT FILED AS DOCKET NO. 2017PR-445 IN THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE, DEVISED THE SUBJECT PROPERTY TO HER HEIRS ROBERT W. SLATE II AND BOBBIE RUTH SLATE WILLIAMS. SAID PROPERTY WAS LATER CONVEYED TO ROBERT W. SLATE II, BY SPECIAL WARRANTY DEED FROM ROBERT W. SLATE, II, AS EXECUTOR OF THE ESTATE OF OLA RUTH SLATE, A/K/A RUTH N. SLATE, ROBERT W SLATE II, INDIVIDUALLY AND BOBBIE RUTH SLATE WILLIAMS, INVIDUALLY, OF RECORD IN INSTRUMENT NO. 20180221-0016347, REGISTERS OFFICE DAVIDSON COUNTY TENESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

WARRANTY DEED
(Continued)

This is improved (X) property, known as 3119 Hillside Road, Nashville, TN 37207
(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/our hand(s) this 26th day of April, 2018.

Robert W. Slate II

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Slate II, a single man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072