**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 181018230**

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $252,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2018.

JAMES A. WINCHESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-20

Karen Y Johnson Davidson County
Batch# 172646 DEEDWARR
12/11/2018 12:45:34 PM 2 pgs
Fees: $13.00 Taxes: $932.40
20181211-0120554

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jonathan Taylor Martin<br>1448 Goodnight Court<br>Nashville TN 37207 | OWM | Tax Parcel ID No.<br>041-03-0A-086.00-CO |

**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, **Branden P. Slagle, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Taylor Martin , Unmarried**, ("Grantee"), his 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. 24 on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) of record in Plat at Instrument No. 20060406-0040015, 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 Branden P. Slagle, an unmarried man by Warranty deed from George Brandt, a married man of record in Instrument No. 20150601-0050683 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on June 01, 2015.

Makensie Kahlie Slagle joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Branden P. Slagle.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060406-0040015, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031009-0150482, as amended in Instrument No. 20060830-0107227 and Instrument No. 20061002-0121913, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

By-Laws of record in Instrument Number 20060830-0107227, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument Number 20060829-0106727, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20011102-0119701, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1448 Goodnight Court Nashville TN 37207

**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**, Grantors have executed this instrument on this 6th day of December, 2018.

Branden P. Slagle

Makensie Kahlie Slagle

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Branden P. Slagle and Makensie Kahlie Slagle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2018.

Notary Public
My Commission Expires

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022