THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 212427 DEEDWARR
04/01/2019 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190401-0029293

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

JACK L. SLINGER, III, as Trustee, Affiant

Subscribed and sworn to before me,
this 1st day of April, 2019.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Jack L. Slinger, III, Trustee of the Jack L. Slinger, III Revocable Trust u/a dated April 1, 2019 902 Sutton Hill Road Nashville, TN 37204	Jack L. Slinger, III, Trustee of the Jack L. Slinger, III Revocable Trust u/a dated April 1, 2019 902 Sutton Hill Road Nashville, TN 37204	118-10-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JACK L. SLINGER,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **JACK L. SLINGER, III, as Trustee of the JACK L. SLINGER, III REVOCABLE TRUST under agreement dated April 1, 2019**, its successors and assigns (the "Grantee"), my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 10 and the Easterly 20 feet of Lot No. 11, Block "H" on the Plan of Battlefield Estates, Section No. 2 of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the Easterly 20 feet of Lot No. 11 front together 100 feet on the Northerly side of Sutton Hill Road and run back between lines 198 feet more or less, on the Westerly line and 200 feet on the Easterly line, with the Westerly margin of McNairy Lane, to a dead line, and measures 82.7 feet thereon.

Being the same property conveyed to Jack L. Slinger by Frederick T. Lepore and wife, Theresa Lepore, by Warranty Deed dated October 27, 2017 and recorded as Instrument Number 20171102-0112531 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 902 Sutton Hill Road, Nashville, TN 37204.

Subject to that certain Deed of Trust dated October 27, 2017, which grants a security interest to Ameris Bank in the subject property, in the amount of $650,000, and recorded as Instrument Number 20171102-0112532 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 1st day of April, 2019.

JACK L. SLINGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK L. SLINGER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 1st day of April, 2019.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

