THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A

Karen Johnson Davidson County
Batch# 217780 **DEEDWARR**
04/15/2019 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190415-0034057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **350,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF APRIL,2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Hollis and Blake Hollis	**NEW OWNER**	MAP 091-07-0-
5308 Louisiana Avenue		PARCEL 031.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Slayton Group, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Hollis and Blake Hollis, wife and husband**

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 the Westerly Twenty (20) feet of Lot No. Twelve Hundred and Fifteen (1215) and the easterly twenty three and one-third (23-1/3) feet of lot No. Twelve Hundred and Seventeen (1217) of Block 27, Plan No. 2, West Nashville, as of record in Book 57, Page 172, R.O.D.C., Tennessee.

Said parts of said lots join in front together forty-three and one-third (43-1/3) feet on the Northerly side of Louisiana Avenue, and run back between parallel lines, one hundred and fifty (150) feet to an alley.

Being the same property conveyed to Slayton Group, LLC by Quitclaim deed from David M. Bader of record in Instrument No. 20130702-0068175 Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on July 02, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5308 Louisiana Avenue, Nashville, TN 37209.**

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 our hands this the 10th day of April, 2019.

Slayton Group, LLC

BY: _____ member
Cathy R. Bader, Member

_____ member
David M. Bader, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Cathy R. Bader and David M. Bader, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they as the all of the Members of the maker, **Slayton Group, LLC**, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10th day of April, 2019.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN