# WARRANTY DEED

Karen Johnson Davidson County
Batch# 228661 DEEDWARR
05/10/2019 01:18:53 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20190510-0044197

G-BR-19-6354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Douglas Sloan, III and Karre Sloan** | **Franklin Synergy Bank** | |
| (NAME) | (NAME) | **115-10-0-075.00** |
| **6354 Torrington Road** | **722 Columbia Avenue** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Franklin, TN 37064** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARIUS CHAGNON, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES D. SLOAN, AND KARRE SLOAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section One, West Meade Estates of record in Plat Book 2663, Page 110, 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 Darius Chagnon by Warranty deed from Celeste Wilson, unmarried of record in Instrument No. 20130521-0051239 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 21, 2013.

The above described property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 110, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2864, Page 348 and Book 4503, Page 111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6354 Torrington Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF MAY, 2019.

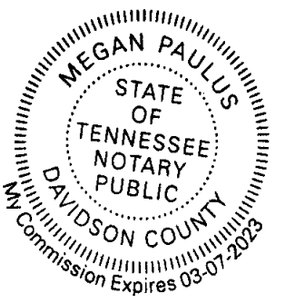
Darius Chagnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARIUS CHAGNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212