(1)

Karen Johnson Davidson County
Batch# 247595 DEEDWARR
06/24/2019 11:05:09 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190624-0060728

# WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Tammy B. Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2019

A Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Vincent J. Underwood and Tammy B. Underwood | Highlands Residential Mortgage, LTD | 95-11-49 |
| (NAME) | (NAME) | |
| 2408 Woodberry Drive | 12001 N. Central Expressway, Suite #750 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Dallas, TX 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20191487 |

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, Artis R. Slaughter, Jr. and wife, Mariam M. Slaughter**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Vincent J. Underwood and Tammy B. Underwood, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 35 on the plan of Merry Oaks, Section II, of record in Plat book 2133, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 90.7 feet on the northerly margin of Woodberry Drive and extends back 182.9 feet on the easterly line and 183.6 feet on the westerly line to a dead line in the rear, measuring 106.2 feet thereon.

BEING the same property conveyed to Artis R. Slaughter, Jr. and wife, Mariam M. Slaughter by Warranty Deed from Artis Robert Slaughter a widower dated October 18, 1973 and filed of record in Book 4757, page 927, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2096, page 1, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2408 Woodberry Drive, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of June, 2019

Artis R. Slaughter, Jr.

Mariam M. Slaughter

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Artis R. Slaughter and Mariam M. Slaughter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of June, 2019.

Notary Public
My Commission Expires: 3.2.2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires