THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721784** Karen Johnson Davidson County Batch# 278444 DEEDWARR 09/03/2019 12:11:41 PM 2 pgs Fees: $13.00 Taxes: $915.75 20190903-0088467	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $247,500.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 2019. Notary Public My Commission Expires: MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Patricia Platt 5025 Hillsboro Pike Apt L22 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 01 0D 199.00

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, **William Thomas Slonecker, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Platt, an unmarried woman, and Fermin A Carranza, an unmarried man, as joint tenants with rights of survivorship**, ("Grantees"), its 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 Unit No. 199, on the Plan Of GEORGETOWN APARTMENTS, a Condominium, as shown on Plat of record in Plat Book 5200, Page 4, in the register's office for said County, together with a 0.449% Undivided interest in the common elements of 5025 Hillsboro Homeowner's Association as described in Master Deed 5211, Page 325, as amended in Book 5616, Page 133 and in Book 6079, Page 516, said register's office, all to which Plat reference is hereby made and the same incorporated herein for a complete description of said unit. Said Unit is also Known as Apartment No. 22-L.

Being the same property conveyed to William T. Slonecker and Wife Betty J. Slonecker, by Warranty Deed from Matthew B. Eads and Wife, Leila M. Holscher, now known as Leila M. Eads, of record in Instrument No. 20040322-0032312, in the Register's Office of Davidson County, Tennessee, dated March 10, 2004 and recorded on March 22, 2004.

Betty J. Slonecker having since died on September 16, 2017, leaving William T. Slonecker as the sole tenant by the entirety.

Williams T. Slonecker and William Thomas Slonecker being one and the same.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN APARTMENTS Condominium of record in Book 5211, Page 325 , as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.

Easement recorded in Book 7873, Page 859.

This is improved property located at 5025 Hillsboro Pike Apt L22 Nashville TN 37215

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, Grantor has executed this instrument on this 20th day of August, 2019.

William Thomas Slonecker, by Christopher T. Slonecker, his Attorney In Fact

William Thomas Slonecker, by Christopher T. Slonecker, his Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher T. Slonecker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for William Thomas Slonecker and that he is authorized by William Thomas Slonecker to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of August, 2019.

Notary Public

My Commission Expires: _____

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