WARRANTY DEED

Karen Johnson Davidson County
Batch# 380813 DEEDWARR
04/02/2020 10:38:20 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20200402-0035393

A-BD-20-3406

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Gary Slyman and Michele Slyman	**Flagstar Bank, FSB**	
(NAME)	(NAME)	
213 West St	**PO Box 52198**	**050-02-0-048.00**
(ADDRESS)	(ADDRESS)	
Annapolis, MD 21401	**Troy, MI 48007-7026**	
(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, **KASEY CLARK KING AND BENJAMIN POWER DUBOSE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY SLYMAN AND MICHELE SLYMAN,** 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. 43 on the Plan of Willow Creek, Section II of record in Plat Book 5200, Page 630, 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 a portion of the same property conveyed to Kasey Clark King, a married man and Benjamin Power Dubose, a married man, as tenants in common by Warranty deed from Hubert L. Bell, Jr. and Silka Bell, husband and wife of record in Instrument No. 20181207-0119456 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on December 07, 2018.

For the purpose of this conveyance the subject property was never the Grantors primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6217, Page 956 and Book 6620, Page 858, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Easement of record in Book 6081, Page 368, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141230-0118841 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: **3604 and 3606 Willow Creek Court, Nashville, Tennessee 37207**.

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 23rd DAY OF MARCH, 2020.

Kasey Clark King by Benjamin Dubose as attorney-in-fact
Kasey Clark King by Benjamin Dubose as Attorney-in-Fact

Benjamin Power Dubose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KASEY CLARK KING, and who acknowledged he/she/they executed the same as the free act and deed of the said KASEY CLARK KING.

Witness my hand and official seal, this the 23rd of March, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN POWER DUBOSE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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