THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200628234

Karen Johnson Davidson County
Batch# 448974 **DEEDWARR**
08/03/2020 12:11:05 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50

20200803-0085318

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public
My Commission Expires:

ABBY GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William H. Cammack, Jr and Shelley L. Cammack 15 Valley Forge Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-OC-015.00CO

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, **Benson Bennett Sloan IV and Mary Sloan Fields, Individually as Heirs and Beneficiaries, and Benson Bennett Sloan IV, as Executor of the Estate of Jane F. Sloan** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William H. Cammack, Jr. and Shelley L. Cammack, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, being Unit No. 15 on the Revised Plan of Sugartree, Phase 2, of record in Book 4860, Pages 79 and 80, as amended by instrument of record in Book 5015, Page 550, 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 Jane F. Sloan by Warranty deed from Robert H. Edwards and wife Betsy B. Edwards, of record in Book 6859, page 224, Register's Office for Davidson County, Tennessee, dated May 15, 1986 and recorded on May 16, 1986.

Jane F. Sloan having died on April 5, 2018 in Davidson County, Tennessee. Her Last Will and Testament, being filed in the Davidson County Circuit Court, Probate Division, Case No. 18P842. Benson Bennett Sloan IV appointed Executor of the Estate of Jane F. Sloan and having authority under the Last Will and Testament to execute said Deed.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 79 and 80, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4857, Page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688 , Book 5087, page 220, Book 5152, page 401, Book 4874, page 463, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466 and Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Sewer Easement of record in Book 3400, Page 63, Book 4005, Page 367, Book 7061, Page 100, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Areas to Homeowners Association of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 5683, Page 670, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 15 Valley Forge Nashville TN 37205

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 31st day of July, 2020.

Estate of Jane F. Sloan

Benson Bennett Sloan IV, Individually

By: Benson Bennett Sloan IV, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benson Bennett Sloan IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES DECEMBER 18, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benson Bennett Sloan IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Jane F. Sloan, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES

IN WITNESS WHEREOF, this instrument effective on this 31st day of July, 2020.

Mary Sloan Fields, Individually

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Sloan Fields, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH day of July, 2020.

Notary Public

My Commission Expires: 03/07/2021