BOOK 11496 PG. 314

WARRANTY DEED

TCB-ETCC-99-1445

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Darren Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 99

Susan Ford
Notary Public

MY COMMISSION EXPIRES: 2-20-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren L. Singleton	Churchill Mortgage Corporation	75-
(NAME)	(NAME)	
355 Monaco Drive	761 Old Hickory Boulevard # 301	6-
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	62
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ronald C. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren L. Singleton and wife, Denise L. Singleton

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:

Being Lot No. 348 on the Plan of Hermitage Estates Subdivision, Section II, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald C. Brown by Quitclaim Deed from Kimberly C. Brown by deed from Kimberly C. Brown, of record in Deed Book 11161, Page 967, Register's Office for said County; Also being the same property conveyed to Ronald C. Brown and wife, Kimberly D. Brown, by Kitty L. Kadle, unmarried, of record in Warranty Deed Book 9890, Page 542, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

0293 05/27 0101 03CHECK 432.80

05918893

FOR AND IN REFERENCE

WILLIAM OVERALL JT REGISTER
DAVIDSON COUNTY, TN.

99 MAY 27 AM 9:25

RECEIVED

unimproved ( )
This is improved (X) property, known as 355 Monaco Drive, Hermitage, Tennessee 37076
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of May, 19 99

Ronald C Brown
Ronald C. Brown

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STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, I, the undersigned, a Notary Public in and for said County and State, the within named Ronald C. Brown

the bargainor ____, 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. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of May 19 99.

Commission expires ____

Susan Tuck
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____ .

My commission expires ____

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0591893

IDENTIFICATION REFERENCE

99 MAY 27 AM 9:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	114000.00
CON TX	421.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	432.80
CHECK	432.80

05/27/99 01 09:29 0001 1293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465868