(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/05 09:35 2 pgs
Fees:13.00 Taxes:506.53

20051208-0147597

21253

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF December, 2005.

(Affix Seal) Notary Public

My Commission Expires: _____

WILLIAMSON COUNTY, TN
Notary Public
At
Large
02-05-2008
DOUGLAS S. HALE
COMMISSION EXP.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean P. Carroll and Stacey Hargis	First Horizon Home Loans	
255 Timmons Street	103 Continental Place, Suite 300	Map and Parcel 119-14-080
Nashville, TN 37211	Brentwood, Tennessee 37027	

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, STAN SINGLEY AND WIFE, JESSICA SINGLEY, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto SEAN P. CARROLL, unmarried and STACEY HARGIS, unmarried, as joint tenants with the right of survivorship, hereinafter called the GRANTEE(S), their heirs 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. 28 of Block "A" on the Plan of Woodbine Courts of record in Book 1130, page 39, Register's Office for said County.

SAID Lot No. 28 of Block "A" fronts 75 feet on the southerly margin of East Timmons Avenue, now known as Timmons Street, and extends back 220.1 feet on the westerly line and 219.6 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Stan Singley and spouse, Jessica Singley, by Warranty Deed from Minna C. Giola, married and Jan B. Pass, married, of record in Instrument No. 20050802-0090077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Woodbine Courts Subdivision, Block A, of record in Plat Book 1130, page 39, Register's Office for Davidson County, Tennessee.
b. Restrictive covenants of record in Book 1163, page 441, of Register's Office of said County.

This is (X) improved property known as 255 Timmons Street, Nashville, Tennessee 37211 .

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 the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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 6th day of December, 2005:

Stan Singley

Jessica Singley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named STAN SINGLEY AND WIFE, JESSICA SINGLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 6th day of December, 2005.

Notary Public

My Commission Expires: _____

