Davidson County DEEDWARR
Recvd: 05/03/06 09:22 3 pgs
Fees:18.00 Taxes:758.50

20060503-0050884

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRE-06-4023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Naijeck	New Owner	
4023 Moss Rose Drive	(NAME)	62-13 105.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRY A. SINGLETON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNA NAIJECK AND ROBERT HUCK, 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, DESCRIBED AS FOLLOWS:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF MOSS ROSE HEIGHTS SUBDIVISION AS OF RECORD BOOK 1424, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF MOSS ROSE DRIVE AT THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 200 FEET TO THE EAST LINE OF LOT 29; THENCE WITH THE LINE BETWEEN LOTS 1 AND 29, NORTHERLY 117 FEET TO THE SOUTH MARGIN OF CLAYPOOL AVENUE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 15.9 FEET TO A CONCRETE MONUMENT; AND CONTINUING WITH THE MARGIN OF THE SAME EASTERLY 173.44 (163.44 PER PLAN) FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHEASTERLY 31.13 FEET TO THE MARGIN OF MOSS ROSE DRIVE, THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 80.3 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, IS A PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO GERALD W. MCLAUGHLIN AND WIFE, NEIL A. MCLAUGHLIN, BY DEED DATED FEBRUARY 1, 1955, FROM CHESTER D. BOYLES AND WIFE, MARJORY S. BOYLES AS OF RECORD IN BOOK 2395, PAGE 316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING THE WESTERLY PART OF LOT NO. 1 ON THE MAP OF ROSE HEIGHTS SUBDIVISION, SECTION II, EXTENDED AS OF RECORD IN BOOK 1424, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOTS FRONT 17 FEET ON THE SOUTH SIDE OF CLAYPOOL AVENUE AND RUNS BACK BETWEEN LINES 117 FEET ON THE WEST LINE AND 117 FEET, MORE OR LESS ON THE EAST LINE TO THE NORTH OF LOT NO. 2 ON WHICH IT MEASURES 8 FEET.

BEING THE SAME PROPERTY CONVEYED TO TERRY A. SINGLETON, MARRIED BY WARRANTY DEED FROM ROBERT M. REGAN, UNMARRIED, RECORDED ON THE 17TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040917-0112128, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 4023 Moss Rose Drive, Nashville, Tennessee 37216

(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 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 27th day of April, 2006.

Terry A. Singleton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry A. Singleton, 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 26th day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903