**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2007.

Notary Public

Commission Expiration: 12/21/09

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 09/04/07 13:48 3 pgs
Fees:18.00 Taxes:471.38
20070904-0105898

**ADDRESS OF NEW OWNER:**
**Nathan Tingle**
**Crystal Tingle**
**2900 Lyncrest Drive**
**Nashville, TN 37214**

**SEND TAX BILLS TO:**
**Nathan Tingle**
**[redacted]Crystal Tingle**
**2900 Lyncrest Drive**
**Nashville, TN 37214**

**MAP-PARCEL:**
**09614012700**

# WARRANTY DEED

FOR AND IN 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,

**Anna Powell, widowed**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nathan Tingle and wife, Crystal Tingle**

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:

**Land in Davidson County, Tennessee, being Lot No. 8, Happy Acres, of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.**

**Said Lot no. 8 is described as follows: Beginning at a point in the north margin of Lyncrest Drive, said point being the southeast corner of Lot No. 8; thence northwardly 173.9 feet to a point; thence westwardly 171.6 feet to a point in the easterly margin of Colfax Drive; thence with the margin of said drive southwardly 151.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 37.64 feet to a point in the northerly margin of Lyncrest Drive; thence with the margin of same eastwardly 143.1 feet to the point of beginning.**

**Being the same property conveyed to Edward Powell and wife, Anna Powell on 04/27/1956, by deed from R. W. Cravens Company, Inc. , filed for record on 05/01/1956, in Book 2537, page 17, Register's Office for Davidson County, Tennessee. Edward Powell having since died 02/23/1994.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2900 Lyncrest Drive Nashville, TN 37214**

**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 31st day of August, 2007.

Anna Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Powell**, 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 at Nashville, Tennessee this 31 day of Aug, 2007.

Notary Public

Commission Expiration:

9-22-07

BETH McDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.