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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 08050441** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.<br><br>Amanda Vaughn<br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of June, 2008.<br><br>Dana Delworth<br>Notary Public<br>My Commission Expires: 01/24/2009 |

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

## WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>David Singelyn<br>928 Kirkwood Ave<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>118-01 349.00 |

**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, **Brandon Hannah, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David P. Singelyn, married** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOTS 111, 112 AND THE EASTERLY 25 FEET OF LOT NO. 110, DR. L.G. NOEL'S LOTS IN IDLEWILD PLAN, OF RECORD IN BOOK 4350, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO BRANDON HANNAH BY WARRANTY DEED FROM LILLIAN LOUISE SOUTHALL HENDERSON, UNMARRIED, RECORDED ON THE 17TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061017-0128874, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 928 Kirkwood Ave Nashville TN 37204.

The said property has never been the marital residence of Grantor.

**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 27th day of June, 2008.

Brandon Hannah

Davidson County DEEDWARR
Recvd: 07/09/08 11:42 2 pg
Fees:13.00 Taxes:1128.50

20080709-0070523

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Hannah, 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 27th day of June, 2008.

Notary Public

My Commission Expires: 11/22/10

