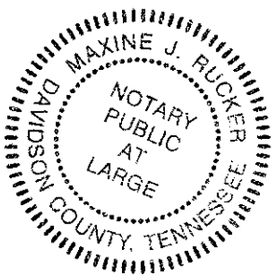
File No. 280700280

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

Janel McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2008.

Mary J. Rucker
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MAR 10 2012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/18/08 15:51 2 pgs
Fees:13.00 Taxes:443.63
20080718-0074170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emanuel Reid	Elite Home Loans, Inc.	Map/Parcel: 042-07-0A-163.00CO
(NAME) 564 Heritage Lane	(NAME) 109 Westpark Drive, Ste. 310	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, We, **ARTHUR SINGLETON, JR. AND WIFE, NADINE H. SINGLETON**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Emanuel R. Reid and Nicole R. Reid, * hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*husband and wife

LAND in Davidson County, Tennessee, being Lot No. 408, Heritage Square, Phase Four of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

BEING the same property conveyed to Arthur Singleton, Jr. and wife, Nadine Singleton by deed dated June 26, 1986 from Fox Ridge Company, of record in Book 6913, Page 822, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable; (2) All matters shown on the plan of record in Plat Book 6250, Page 178 in the Register's Office of Davidson County, Tennessee; (3) Restrictive Covenants contained in Book 6407, Page 59, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 564 Heritage Lane, Madison, TN 37115
(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 hands this 17th day of July, 2008.

Arthur Singleton Jr.

Arthur Singleton Jr.

Nadine H. Singleton

Nadine H. Singleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Arthur Singleton Jr. and wife, Nadine H. Singleton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of July, 2008.

Commission expires: 1/11/11

Brenda Baber Huntsman

Notary Public

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 280700280

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

I, Janel McAlister, 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.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE