WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2008

Notary Public

MY COMMISSION EXPIRES: 1/

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/19/08 15:08 2 pgs
Fees:13.00 Taxes:514.30

20081119-0114095

File No.: 2008100005

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick James Isbey	Platinum Mortgage, Inc.	082-09-0-455.00
(NAME)	(NAME)	
P.O. Box 121496	103 Spenryn Dr., Suite B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Madison, AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, Aimee B. Singelyn and spouse, David Singelyn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick James Isbey, unmarried, and James Isbey and wife, Dolores Isbey, 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 Number 42 on the plan of North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for said County.

Included in the above description, but expressly excluded from this conveyance is that portion of property conveyed to Caravel Properties, LLC, by deed of record in Instrument Number 20071106-0131130, Register's Office for Davidson County, Tennessee, as follows, to-wit:
Land in Davidson County, Tennessee, being the northerly 25 feet of Lot 42, as shown on the map entitled North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aimee B. Singelyn and spouse, David Singelyn by Warranty Deed from William E. Mullins and wife, Ann B. Mullins, dated 08/08/03, recorded 08/13/03 in Instrument Number 20030813-0116574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1323 7th Ave North, Nashville, TN 37208

(House Number) (Street) (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 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/our hand(s) this 18th day of November, 2008.

Aimee B. Singelyn

David Singelyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Aimee B. Singelyn and spouse, David Singelyn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of November, 2008.

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206