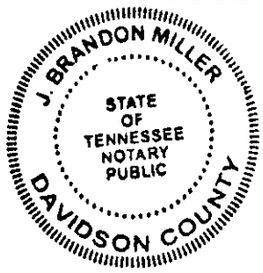
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2009.

J Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Dennis	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
323 Bowwood Drive	401 Commerce Street, #6100	119-4-144
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37219	
(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, WE, **JOHN SINGLETON, JR., UNMARRIED AND TINA FAYE SINGLETON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS A. DENNIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 162 on the Map of Glencliff Estates, Section Three, as of record in Book 1424, page 1, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Singleton, Jr., and wife, Tina Faye Singleton, and Leslie C. Boren and wife, Jewel B. Boren by deed from Wayne S. Estes, Conservator for Margaret Estes, dated October 20, 1992, of record in Book 8763, page 457, Register's Office for Davidson County, Tennessee.
Said Property was further conveyed to John Singleton, Jr. and wife, Tina Faye Singleton by deed from Jewel B. Boren, an unmarried person, dated October 20, 1995, of record in Book 9834, page 712, Register's Office for Davidson County, Tennessee. The said Leslie C. Boren died on January 6, 1993.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, page 1, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 323 Boxwood Drive, Nashville, TN 37217

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

BILL GARRETT, Davidson County
Trans:T20090056308 DEEDWARR
Recvd: 08/18/09 10:37 2 pgs
Fees:13.00 Taxes:601.25
20090818-0077549

Witness our hands this 17th day of August, 2009.

John Singleton, Jr.

Tina Faye 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 John Singleton, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public

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 Tina Faye Singleton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public