BILL GARRETT, Davidson County
Trans:T20100033303 DEEDWARR
Recvd: 06/02/10 13:38 2 pgs
Fees:13.00 Taxes:591.63
20100602-0042472

**WARRANTY DEED**

RECORD & RETURN TO:
FOUNDATION TITLE & ESCROW, LLC
30 BURTON HILLS BLVD, STE 175
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of **May, 2010**.

Notary Public

MY COMMISSION EXPIRES: 9-15-10

(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Marie Singleton and John Burke | Franklin Synergy Bank | 83-06-330.00 |
| (NAME) | (NAME) | |
| 612 Rudolph Avenue | 3301 Aspen Grove Dr Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Franklin, TN, 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Carmen E. Rich, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Marie Singleton, a single woman, and John Burke, a single man, as joint tenants with right of survivorship**, 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 the north 12 feet of Lot No. 8 and all of Lot No. 7 on the Map of George Shield's East End Subdivision of record in Book 57, page 112, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly margin of Rudolph Street or Avenue and the intersection of the south margin of an alley, being the first alley south of Eastland Avenue; thence with the margin of said alley westerly 142.5 feet to an angle in said alley where the same meets another alley; thence with the angle of said alley southwesterly 7.1 feet, more or less, to a point in the east margin of last mentioned alley; thence with the margin of the same southerly 42 feet to a point 12 feet south of the common corner of Lots No. 7 and 8: thence easterly parallel to the line between said lots 147.5 feet to the westerly margin of Rudolph Street or Avenue; thence with the margin of the same northerly 47 feet to the point of beginning.

Being the same property conveyed to Carmen E. Rich, unmarried by Warranty Deed from Catherine R. Haas Turner and husband William Turner dated August 28, 2003 and recorded in Instrument No. 20030902-0126479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 612 Rudolph Avenue, Nashville, TN 37206

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, has 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 our hands this **19th** day of **May, 2010**

Carmen E Rich by Kelly Callaghan Her Attorney in Fact

**Carmen E. Rich**
By Kelly Callaghan, her Attorney in Fact

State of Tennessee
County of Davidson

On this 19th day of May, 2010, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Kelly Callaghan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carmen E. Rich, and who acknowledged that she executed the same as the free act and deed of Carmen E. Rich.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2010.

My Commission Expires: 9-15-10

Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15 2010