WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100059907 DEEDWARR
Recvd: 09/23/10 10:07 2 pgs
Fees: 13.00 Taxes: 619.75

20100923-0075653

G-VRE-10-0205

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2010.

Mindy Claud
Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

MINDY CLAUD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Benjamin McMichael and Frank Gay McMichael	Envoy Mortgage, Ltd. Servicing Department	
205 Hillsboro Place	5100 Westheimer Rd. S. 320	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Houston, TX 77056	117-3-D-205.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereina fter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARION SINGLETON AND AUDREY SINGLETON AND LORI SINGLETON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN J MCMICHAEL AND FRANK GAY MCMICHAEL, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 205, HILLSBORO STATION CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGES 751, 752 AND 753 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6740, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARION SINGLETON AND AUDREY SINGLETON, HUSBAND AND WIFE AND LORI SINGLETON, A SINGLE WOMAN, ALL AS JOINT TENANTS BY WARRANTY DEED FROM CHAD FREEDMAN, RECORDED ON THE 24TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070724-0087668, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 6250, PAGES 751, 752 AND 753; BOOK 6740, PAGE 37; BOOK 6747, PAGE 6; BOOK 3965, PAGE 909; BOOK 4158, PAGE 34; BOOK 4633, PAGE 468; BOOK 1877, PAGE 581; BOOK 3531, PAGES 572, 576 AND 592; BOOK 8140, PAGE 689; BOOK 6629, PAGE 452, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 205 Hilsboro Place, Nashville, Tennessee 37215
(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.

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Witness my/our hand(s) this 17th day of September, 2010.

Marion Singleton by Laura Mitchell, attorney-in-fact

Marion Singleton by Laura Mitchell,
attorney-in-fact

Audrey Singleton by Laura Mitchell, attorney-in-fact

Audrey Singleton by Laura Mitchell,
attorney-in-fact

Lori Singleton by Laura Mitchell, attorney-in-fact

Lori Singleton by Laura Mitchell,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of September, 2010, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marion Singleton and Audrey Singleton and Lori Singleton and who acknowledged he/she/they executed the same as the free act and deed of the said Marion Singleton and Audrey Singleton and Lori Singleton.

Witness my hand and official seal, this the 15th day of September, 2010.

Notary Public

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/7/12

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903