WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/11 13:48 2 pgs
Fees:13.00 Taxes:508.38
20110523-0039403

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$137,400.00.**

Affiant

Subscribed and sworn to before me this 16 day of **May, 2011**

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Olivia E. Singleton	Cendera Funding	Map 173-9-A Parcel 561
1321 Concord Mill Road	8509 Western Hills Blvd. #100	
Nashville, TN 37211	Fort Worth, TX 76108	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan Flaminio**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olivia E. Singleton, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 348, on the Plan of Lenox Village, Phase Five, Resubdivision of Lots 347 though 350, of record as Instrument Number 20060207-0015347, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan Flamino, an unmarried person, by Warranty Deed from Regent Homes, LLC dated 11/7/06 of record in Instrument Number 20061109-0139703, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 20060207-0015347, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020315-0032826; 20040526-0062220; 20050113-0005133; 20020315-0032826; 20050324-0032209; 20070830-0104306; 20080326-0030439; 20080326-0030449; 20050315-0032825; 20040523-0062221; 20010918-0100849; and 20010918-0100851, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, Register's Office for Davidson County, Tennessee

This is improved property known as: **1321 Concord Mill Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 16, 2011.

Susan Flaminio by Cynthia Latimer as attys in fact 5/16/11

Susan Flaminio by
Cynthia Latimer as Attorney
In Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Cynthia Latimer**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Susan Flaminio** , the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Susan Flaminio** , the bargainor(s), by the said **Cynthia Latimer**, as Attorney-in-Fact. - NOTE: POA recorded simultaneously herewith.

WITNESS my hand and seal, this 16th day of May, 2011.

_____ My Commission Expires: 1-6-14

NOTARY PUBLIC



I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 8/23/11

