LL# 2868-421

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 31, 2012.** Notary Public MY COMMISSION EXPIRES: 3.17.16 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/12 11:02 3 pgs
Fees:18.00 Taxes:721.50
20120601-0047573

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0196**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley E. Smith	Wilson Bank & Trust	**091-12-0-042.00**
(NAME) **4512 Indiana Avenue**	(NAME) 1436 West Main Street	
(ADDRESS) **Nashville,TN 37209**	(ADDRESS) Lebanon, TN, 37087	
(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, **Holly Mercer Singletary and husband, Darryl Singletary,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelley E. Smith, unmarried,** 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:

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 southerly half of Lot Nos. 421 and 423 of Block 84, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 421 and 423 front together 60 feet on the northerly side of Indiana Avenue and run back between parallel lines, with the easterly margin of 46th Avenue North, formerly 5th Street, 75 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Holly S. Mercer, by deed dated March 28, 2008, from James Edwards, Sr. and wife, Sherry Edwards, of record in Instrument No. 20080402-0032914, Register's Office for Davidson County, Tennessee. Holly S. Mercer having since married Darryl Singletary.

Darryl Singletary joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4512 Indiana Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **May, 2012**.

Holly Mercer Singletary

Darryl Singletary

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Holly Mercer Singletary and Darryl Singletary**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **May, 2012**.

NOTARY PUBLIC

My Commission Expires: 1/20/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

