BILL GARRETT, Davidson County
Trans: T20130048187 DEEDWARR
Recvd: 06/10/13 12:18 2 pgs
Fees: 13.00 Taxes: 534.65

20130610-0058632

WARRANTY DEED

G-VRES-13-520

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES 6-28-15
(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Heather Lynn Singletary	Pinnacle Bank	
520 Nawakwa Trail	(NAME) 150 Third Avenue South	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37201	53-13-27.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHON COLE MELCHER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATHER LYNN SINGLETARY, AN UNMARRIED WOMAN, 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:

LYING AND BEING IN THE COUNTY DAVIDSON, STATE OF TENNESSEE, TO WIT:BEING THE SOUTH PART OF LOT NO. 1 AND THE SOUTH PART OF THE WEST PART OF LOT NO. 2 ON THE MAP OF NAWAKWA HILL WEST END SECTION, AS OF RECORD IN BOOK 974, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 200 FEET ON THE NORTH SIDE OF NAWAKWA TRAIL AND RUN BACK BETWEEN LINES, AS MEASURED FROM THE CENTER LINE OF SAID TRAIL, 525 FEET ON THE WEST LINE OF LOT 1, AND 525.6 FEET, MORE OR LESS, ON THE EAST LINE OF PART OF LOT 2, TO A DEAD LINE IN THE REAR, MEASURING 200 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JONATHON COLE MELCHER, UNMARRIED BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 24TH DAY OF JANUARY, 2012 IN INSTRUMENT NO. 20120124-0006571, 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 IN PLAT BOOK 974, PAGE 96; AND EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 9212, PAGE 606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 520 Nawakwa Trail, Madison, Tennessee 37115
(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.

Witness my/our hand(s) this 7th day of June, 2013.

Jonathon Cole Melcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathon Cole Melcher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)



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