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BILL GARRETT, Davidson County
Trans:T20130048368 DEEDWARR
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Fees:18.00 Taxes:773.30
20130610-0058890

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
695042 416516-000321
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Carolyne Brinson Hadden	(NAME) New Owner	116030B 12000
(STREET ADDRESS OR ROUTE NUMBER) 4505 Harding Pike #120	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, William A. Singleton, III, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Carolyne Brinson Hadden the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20061128-0146831 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 209,000.00

Affiant

Subscribed and sworn to before me this the 7th day of June 2013.

Notary Public

My commission expires:

(Affix Seal)

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

This is unimproved ( ), known as 4505 Harding Pike, #120, Nashville, TN 37205
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 30th day of July, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William A. Singleton, III

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, David Robb Mauk, a Notary Public in and for said County and State, William A. Singleton, III, the within named bargainor single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2012.

Notary Public
My Commission Expires: March 04, 2013

(This area for official notarial seal)

DAVID ROBB MAUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 120 of Royal Oaks Apartments Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to the Borrower herein from William A. Singleton, III. by deed of even date and being filed for record concurrently herewith in _____, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 45, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5282, page 972, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.