BILL GARRETT, Davidson County
Trans:T20130054633 DEEDWARR
Recvd: 06/27/13 13:27 2 pgs
Fees:13.00 Taxes:1369.00

20130627-0066227

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Cheryl H. Leonard
Affiant

Subscribed and sworn to before me, this 26th day of June, 2013.

Notary Public

My Commission Expires: 9/09/14

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cheryl H. Leonard Ben I. Leonard, II 5900 Cross Pointe Lane Brentwood, TN 37027	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	171-08-0B-003.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DANIEL M. SINGELYN, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto CHERYL H. LEONARD AND BEN I. LEONARD II, WIFE AND HUSBAND 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:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Brelan Park at Saddlewood, Section One, as shown on the plat of record in Plat Book 7900, page 532, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel M. Singelyn and wife Elizabeth Singelyn by deed from Michael Nguyen and Rachel Mai Tran, dated February 28, 2007, of record in Instrument No. 20070301-0025302, Register's Office for Davidson County, Tennessee. The said Elizabeth Singelyn having since died on February 2, 2008 and having predeceased Daniel M. Singelyn, the property vested in Daniel M. Singelyn taking fee simple title as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to:

1) 2013 taxes, which have been prorated and are assumed by the Grantees.

2) All matters shown on the plan of Brelan Park at Saddlewood, Section One, of record in Book 7900, Page 532, the plan of Addition to Brelan Park, Section One, of record in Book 7900, Page 788 and Book 7900, Page 789 and the plan of P.U.D. Boundary Brelan Park at Saddlewood, of record in Book 7900, Page 498, all in the Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions, and Restrictions of record in Book 8891, Page 850, as supplemented and amended in Book 9462, Page 398, Book 9480, Page 387, and Book 9670, Page 494, Register's Office for Davidson County, Tennessee.

4) By-Laws of Brelan Park at Saddlewood Homeowners Association, Inc. of record in Book 8891, Page 869, Register's Office for Davidson County, Tennessee.

5) Sanitary and Storm Sewer Easements of record in Book 8175, Page 792 and Book 8295, Page 206, Register's Office for Davidson County, Tennessee.

6) Easement and Right of Way for Street Purposes of record in Book 6590, Page 37, Register's Office for Davidson County, Tennessee.

7) Stormwater Detention Agreement of record in Book 9401, Page 827 and Book 9401, Page 832, Register's Office for Davidson County, Tennessee.

8) Quitclaim deed for open space to Brelan Park at Saddlewood Homeowners Association, Inc. of record in Book 10370, Page 281, Register's Office for Davidson County, Tennessee.

9) All other restrictions and easements of record, if any.

This property is improved property known as 5900 Cross Pointe Lane, Brentwood, Tennessee 37027.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 26 day of June, 2013.

Daniel M. Singelyn

DANIEL M. SINGELYN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 26 day of June, 2013.

LARRY R. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/09/14