WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100912 DEEDWARR
Recvd: 12/02/13 11:05 2 pgs
Fees:13.00 Taxes:1150.70

20131202-0122326

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert Donald Singleton	Franklin American Mortgage Co.	064030A08000CO
(NAME)	(NAME)	
1313 Hale Place	500 Corporate Centre Drive, Ste. 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-1979	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bart L. Scruggs and wife, Amy E. Scruggs**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Albert Donald Singleton and wife, Shirley Jean Singleton**, hereinafter called the GRANTEE(S), their heirs and/or 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. 45, on the Final Plat of Brandywine Pointe, Phase Seven, Section Two, a planned unit development, of record in Plat Book 7900, page 948, said Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description.

Being the same property conveyed to Bart L. Scruggs and wife, Amy E. Scruggs by Deed from Roy W. Dotson and wife, Mary S. Dotson, dated 11/30/2001 and filed for record on 12/14/2001 in Instrument 20011240138412, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 156, Plat Book 7900, Page 948, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170, said Register's Office. Said restrictions were amended in Book 8671, Page 484, Book 9010, Page 627 and Book 9657, Page 239, said Register's Office.
Restrictions of record in Book 8695, Page 379, said Register's Office. Said restrictions were amended in Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324, said Register's Office.
Said By-Laws were amended of record in Book 10721, Page 835, said Register's Office.
Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555, said Register's Office.
Charter of record in Book 8637, Page 563, Book 9013, Page 39, Book 9117, Page 77, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1313 Hale Place, Old Hickory, TN 37138-1979

(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/or 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/or 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 our hands this 27th day of November, 2013.

Bart L. Scruggs

Amy E. Scruggs

State of Tennessee
County of Wilson

Personally appeared before me Bart L. Scruggs and Amy E. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of November, 2013.

Notary Public
My Commission Expires: 5/31/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122