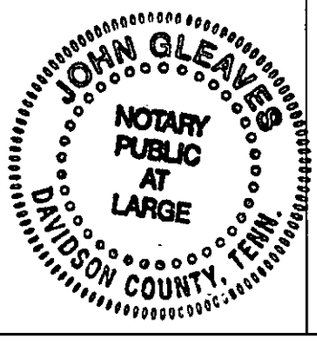
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christine E. Schrader	Wells Fargo Bank, N.A.	Parcel ID:
2930 McGavock Pike	1525 W W T Haris Blvd.	07308003600
Nashville, TN 37214	Charlotte, NC 28262-8522	

FOR AND IN 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

Albert Donald Singleton and wife, Shirley Jean Singleton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christine E. Schrader and Kathryn A. Strunk

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. 28 and the southerly half of Lot No. 29 on the Plan of George I. Waddey's Subdivision called Sunset View, not of record described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at a point 150 feet south of the northwest corner of the property conveyed to Ben C. McGown, Sr. and wife, by deed from George I. Waddey, Jr., of record in Book 1389, Page 244, Register's Office for said County; thence with the easterly margin of said McGavock Pike southwardly 150 feet to the corner of Lot Nos. 27 and 28; thence with the line between said two lots eastwardly 544.5 feet, more or less, to the low water mark of Cumberland River; thence down said river at low water mark northwardly 150 feet to a point 50 feet south of the southeast corner of Lot No. 30 if extended; thence westwardly and parallel with the line between Lot Nos. 29 and 30, 555.75 feet, more or less, to the easterly margin of McGavock Pike, the point of beginning.

Being the same property conveyed to Albert Donald Singleton and wife, Shirley Jean Singleton by deed from Condry K. Compton and wife, Anne S. Compton, of record in Book 8611, Page 303, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2930 McGavock Pike, Nashville, TN 37214

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.

Witness our hands this 27th day of May, 2014.

Albert Donald Singleton

Shirley Jean Singleton

BILL GARRETT, Davidson County
Trans:T20140037400 DEEDWARR
Recvd: 05/29/14 10:20 2 pgs
Fees:13.00 Taxes:832.13

20140529-0046092

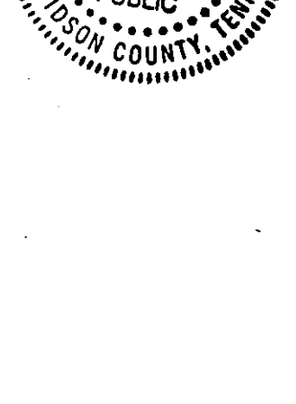
STATE OF TENNESSEE
COUNTY OF Davidson

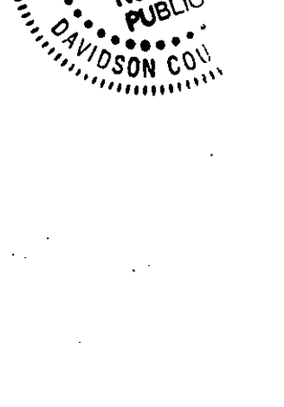
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Donald Singleton and Shirley Jean Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2014.

My Commission Expires: 9-9-14

Notary Public





Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212