BILL GARRETT, Davidson County
Trans:T20140097425 DEEDWARR
Recvd: 12/31/14 09:34 2 pgs
Fees:13.00 Taxes:1609.50
20141231-0119104

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Libra Holdings, LLC
108 Hunters Run
Nashville, TN 37215

Send Tax Bills To:

Libra Holdings, LLC
~~Same~~ 108 Hunters Run
Nashville, TN 387215

Map/Parcel:
117-05-0/70.00
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STATE OF Tennessee
COUNTY OF Shelby

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JAMES A. SINGLETON, JR.** and **CAROLYN TATUM SINGLETON**,* has this day bargained and sold and do hereby transfer and convey unto

*Husband and Wife

LIBRA HOLDINGS, LLC, a Tennessee limited liability company, its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the map of Hillmont Subdivision, as of record in Plat Book 1424, Page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Singleton Jr. and wife, Carolyn Tatum Singleton, by deed of record in Book 10828, Page 832, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee its heirs and assigns, forever.

The undersigned covenants with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that the same is unencumbered, except the 2014 property taxes, which have been prorated between the parties.

The undersigned further covenant and bind ourselves, our heirs and successors, to forever warrant and defend the title to said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 19th day of December, 2014.

JAMES A. SINGLETON, JR.

CAROLYN TATUM SINGLETON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named JAMES A. SINGLETON, JR., 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 19th day of December, 2014.

Notary Public

My commission expires: 12/16/2017

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named CAROLYN TATUM SINGLETON, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 19th day of December, 2014.

Notary Public

My commission expires: 12/16/2017

STATE OF Tennessee
COUNTY OF Shelby

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 19th day of December, 2014.

Notary Public
My commission expires: