3RB

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32312-03-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,167,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 24th day of April, 2015.<br><br>Notary Public<br><br>My Commission Expires: 5/8/18 |

ANGELA Y. POSTON, NOTARY PUBLIC, STATE OF TENNESSEE, WILLIAMSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Lance W. Gruner, Shawn Wilson<br>4382 Chickering Lane<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>CitiBank N/A<br>1000 Technology Dr.<br>O Fallon, MO 63368 | **Tax Information:**<br>Map and Parcel No.:<br>144 10 0 011 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Roberts Singleton, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lance W. Gruner and Shawn A. Wilson, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4382 Chickering Lane, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150032998 DEEDWARR
Recvd: 04/30/15 14:55 3 pgs
Fees:18.00 Taxes:4319.75
20150430-0038957

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 24th day of April, 2015.

Mary Roberts Singleton

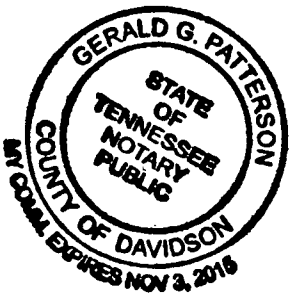
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Roberts 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 for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2015.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Being Lot No. 2 on the Plan and Resubdivision of Lots 1 through 9 on the Plan of Chickering Estates, Section I, of record in Book 2663, page 86 and 87, Register's Office for said County, said Plan of Resubdivision being of record in Book 2900, page 108, said Register's Office, which lot is more particularly described as follows:

Beginning at a point in the easterly margin of Chickering Lane, being the common corner of Lots 2 and 3 on said Chickering Lane; thence southeasterly with the dividing line between said Lots 2 and 3, 438.5 feet to a point; thence North 4 deg. 54 min. East 320.5 feet to a concrete monument in the southerly boundary of Chickering Lane; thence following the southerly boundary of Chickering Lane northwesterly 330.8 feet to a concrete monument; thence continuing with the southerly boundary of Chickering Lane westerly 15.3 feet to another concrete monument; thence continuing with the easterly boundary of Chickering Lane around a curve in a southwesterly direction 36.4 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane in a southerly direction 214.0 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane 8.0 feet to the point of beginning.

Being the same property conveyed to Shelby Singleton and wife, Mary Roberts Singleton, as tenants by the entirety with right of survivorship, by deed dated April 4, 2005 from Diane H. Roddey, a married person of record in Instrument No. 20050408-0038978, Register's Office for Davidson County, Tennessee. Said interest is now vested in Mary Roberts Singleton as surviving tenant by the entirety, the said Shelby Singleton having died October 7, 2009. Mary Singleton and Mary Roberts Singleton are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210 and Instrument No. 20080821-0086095, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 2900, page 108, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.