BILL GARRETT, Davidson County
Trans:T20150034640 DEEDWARR
Recvd: 05/05/15 15:13 2 pgs
Fees:13.00 Taxes:1565.10
20150505-0041044

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043598**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $423,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: James Gurman 1418 LILLIAN ST Nashville TN 37206-2935	Send Tax Bills To: Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 08313032900

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, **Jonathan Singleton and Kayce Singleton, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Gurman, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Map of the Lindsley Home Place of record in Plan Book 2, Page 92, Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the South side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan Singleton and Kayce Singleton, husband and wife by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, recorded on the 1st day of December, 2008 in Instrument No. 20081201-0116549, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY HOME PLACE, as recorded in Plat Book 2, Page(s) 92, Chancery Court at Nashville.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1418 LILLIAN ST Nashville TN 37206-2935

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2015.

Jonathan Singleton

Kayce Singleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Singleton and Kayce Singleton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017