BILL GARRETT, Davidson County
Trans:T20150034807 DEEDWARR
Recvd: 05/06/15 09:17 2 pgs
Fees:13.00 Taxes:592.00
20150506-0041200

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2014.

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 10-05-15

ET-14-3420

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Etheridge	FirstBank	
711 East Campbell Road	(NAME) 318 Seaboard Lane, Ste 205	04200002300
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VICTOR M. SINGLETARY AND CAROL J. SINGLETARY, HUSBAND AND WIFE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID R. ETHERIDGE AND KAREN A. ETHERIDGE, HUSBAND AMD WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract or parcel of Land in Davidson County, Tennessee, described as follows:

Beginning at a point marked by a concrete monument in the West right of way line of Campbell Road (a County Road), on the Buchanan's North property line and being W.A. Nabors Southeast corner of Parcel No. 2; thence from the beginning and following the center of Old Amqui Lane, now abandoned, South 39 deg. 45' West 192 feet to a point, W.A. Nabors Southeast corner of Parcel 1; thence in the same direction and still with the center of Old Amqui Lane 232 deg. to a concrete monument; thence leaving Old Amqui Lane North 0 deg. 15' West 175 feet to a point; thence North 89 deg. 45' East 298 feet to a concrete monument in the West right of way line of Campbell Road; thence along the Westerly margin of Campbell Road South 30 deg. 45' East 46.75 feet to a point; thence South 31 deg. 45' East 37.5 feet to a point; thence South 39 deg. 22' East 131.17 feet to a point, which is the point of beginning, containing 1.43 acres, more or less.

Being the same property conveyed to Victor M. Singletary and Carol J. Singletary, husband and wife, by deed of record by Instrument #20000921-0094032, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 711 East Campbell Road, Madison, Tennessee 37115
(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 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 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 my/our hand(s) this 14th day of November, 2014.

Victor M. Singletary
By Renard A. Hirsch Sr.
Victor M. Singletary attorney in fact

Carol J. Singletary
By Renard A. Hirsch, Sr.
Carol J. Singletary Attorney in Fact

STATE OF Tennessee

COUNTY OF Wilson

On this the 14th day of November, 2014, before me personally appeared Victor M. Singletary and Carol J. Singletary, Husband and Wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of November, 2014.

Beverly J. Heatherly
Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Renard A. Hirsch, Sr., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Victor M. Singletary and Carol J. Singletary and acknowledged that he executed the same as the free act and deed of the said Victor M. Singletary and Carol J. Singletary.

Witness my hand at Mt. Juliet, Tennessee, this 14th day of November, 2014.

My Commission Expires: 10-05-15

Beverly J. Heatherly

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY