BILL GARRETT, Davidson County
Trans:T20150039628 DEEDWARR
Recvd: 05/21/15 11:07 2 pgs
Fees:13.00 Taxes:710.40
20150521-0046982

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Marlon & Angela M. Singleton
757 Sweetwater Circle
Old Hickory, TN 37138

SEND TAX BILL TO:
Southwest Funding LP
8848 Greenville Ave
Dallas Tx 75243

MAP/PARCEL 064-15-0A-046.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Loren Andrew McDonald, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Angela M. Singleton and Marlon Singleton, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D. of record in Plat Book 7900, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loren Andrew McDonald and wife, Rebecca Louise McDonald by Warranty deed from Donald S. Weidknecht and wife, Susan J. Weidknecht of record in Book 11569, page 617, Register's Office for Davidson County, Tennessee, dated July 08, 1999 and recorded on July 13, 1999. The said Rebecca Louise McDonald having since died vesting fee simple title in the husband Loren Andrew McDonald, as surviving tenant by the entirety.

This is improved property known as: **757 Sweetwater Circle, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 7900, page 858, and restrictions in Book 9231, Page 719, corrected in Book 9432, page 449 and Annexation in Book 9547, page 904, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of May, 2015.

Loren Andrew McDonald

Loren Andrew McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Loren Andrew McDonald,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires: Jan. 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

Jasmine Cockrell
AFFIANT

Subscribed and sworn to before me this the 5th day of May, 2015.

Tabatha Edwards
NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-3-15

File No: 158297