Davidson County DEEDWARR
Recvd: 08/04/15 09:08 3 pgs
Fees:18.00 Taxes:476.80
20150804-0076850

G#27520-2

WARRANTY DEED	State of Tennessee) County of Wilson) The actual consideration or value, whichever is greater, for this transfer is **$128,866.00.** Shelly M. Smith Affiant Subscribed and sworn to before me, this the 31st day of July, 2015. Julia A. Hirt Notary Public My commission expires: 10-5-2015 (AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

MTI-153221

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bryan G. Ragland and Amanda R. Scott	SunTrust Mtg	**151100A23800CO**
7096 S Hampton Boulevard	1001 Semmes Ave	
Antioch, TN 37013	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Curt J. Singer and Lori L. Singer, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan G. Ragland and Amanda R. Scott, both individuals, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Villages of Long Hunter, a Planned Unit Development, Phase 3, of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Curt J. Singer and Lori L. Singer, a married couple, by Warranty Deed dated March 31, 2014, from Sabrina D. Gooch (formerly Sabrina D. Kinnard) and James Gooch, married, of record in Instrument No. 20140331-0026331, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Lori L. Singer, pursuant to a Power of Attorney executed by her on the 21st day of July, 2015, of record in Instrument No. 20150804-0076849, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record as shown in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions of Villages of Long Hunter, Phase 1, of record in Instrument No. 20010531-0056382 and amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee;
3) By-Laws of The Villages of Long Hunter Homeowners Association, Inc., of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee;
4) Charter of the Villages of Long Hunter Homeowners Association, Inc., of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee;
5) Reservation for a graveyard and right-of-way for ingress and egress thereto, of record in Book 1101, Page 457, and in Book 1115, Page 302, Register's Office for Davidson County, Tennessee;
6) Grant of Transmission Line Easement, of record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee;

7) Declaration of Taking granted to Tennessee Valley Authority, of record in Book 4446, Page 423, and in Book 4535, Page 351, Register's Office for Davidson County, Tennessee;
8) Agreement for Dedication and Easement for Water Mains and Appurtenances, of record in Book 8197, Page 288, in Book 8358, Page 91, and in Book 8358, Page 94, Register's Office for Davidson County, Tennessee;
9) Easement to Tennessee Telephone Company, of record in Book 9661, Page 919, Register's Office for Davidson County, Tennessee;
10) Grant of Easements, of record in Instrument No. 20000906-0088271 and in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee;
11) Easement for Sanitary Sewers and/or Storm Drainage, of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee;
12) Stormwater Detention Agreements, of record in Instrument No. 20020912-0111084 and in Instrument No. 20021009-0123120, Register's Office for Davidson County, Tennessee;
13) All matters shown on the Boundary Plat, of record in Instrument No. 20000207-0012630, Register's Office for Davidson County, Tennessee; and,
14) Taxes for the current year which have been prorated and assumed by the Grantees herein, and subsequent years not yet due and payable.

This is improved property, known as: **7096 S Hampton Boulevard, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **31st** day of **July, 2015.**

Curt J. Singer

Curt J. Singer

Lori L. Singer By Curt J. Singer, Attorney-In-Fact

Lori L. Singer
By Curt J. Singer, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Curt J. Singer,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2015.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Curt J. Singer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Lori L. Singer,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lori L. Singer** for the purpose therein contained, by signing the name of **Lori L. Singer** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2015.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My Commission Expires: _____

Notary Public

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith