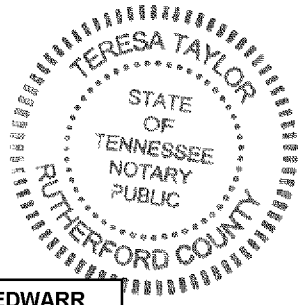
RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-12142

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-15-19
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/21/15 13:51 3 pgs
Fees:18.00 Taxes:421.80
20150821-0084714

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eben T. Ennis, Jr. and Carrie E. Ennis	Everett Financial Inc. dba	147 07 0B 046.00
(NAME)	(NAME) Supreme Lending	
4958 Edmonson Pike, Unit 46	14801 Quorum Dr, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fourteen Thousand And No/100 Dollars ($114,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry Singleton, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eben T. Ennis, Jr. and Carrie E. Ennis, husband and wife**, 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:

Being Unit No. J-46, Parcel 46, in Woodlea Place Townhouses as of record in Book 5050, Page 101, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Larry Singleton, a married man by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee dated February 5, 2015 and recorded February 25, 2015 as Instrument No. 20150225-0016088, pursuant for a foreclosed deed of trust dated October 28, 2008 and recorded November 12, 2008 as Instrument No. 200811120111667 and Modified in Instrument No. 201309260101290 by Rachael E. Israel, an unmarried woman, in said Register's Office for Davidson County, Tennessee.

Beckett Singleton, spouse of Larry Singleton, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

The subject property was never used as the principal residence of the Grantor or his spouse.

File Number: MFR-153041

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4958 Edmonson Pike, Unit 46, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 19th day of August, 2015.

Larry Singleton

Beckett Singleton

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Larry Singleton and Beckett Singleton**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of August, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-153041

True Copy Certification

I, **Teresa Taylor** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-18-17

Notary' Seal (if on paper)

