Davidson County DEEDWARR
Recvd: 09/04/15 15:33 2 pgs
Fees:13.00 Taxes:839.90
20150904-0090641

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of September, 2015, by and between Christina Cobb and Brandon Cobb, a married couple, party of the first part, and Joshua L Singletary and Kahlie E Singletary, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, TN being Lot No. 370 on the Plan of Revision One, Phase Two, Section Four, October Woods of record in Plat Book 7900, Page 99 and amended in Book 9700, Page 437 and 438 Register's Office for said County to which plan reference is hereby made for a more complete description. Subject to declaration of restrictive covenants of record in Book 9840, Page 276, Book 10181, Page 936, Book 10548, Page 501, Book 10548, Page 503, By-Laws in Book 9640, Page 267, Easement in Book 8443, Page 75, Agreement in Book 9771, Page 560 and Book 10010, Page 50, Restrictions in Book 5047, Page 661 and Book 5047, Page 656 and Charter in Book 9640, Page 259, and all matters shown on the Plan of record.

Being all or part of the same property conveyed to Brandon Cobb and Christina Cobb by virtue of that certain Special Warranty Deed dated November 21, 2011, at Instrument No. 20111129-0092529 in the Register's Office of Davidson County, Tennessee.

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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 7900, Page 909 and amended at Plat Book 9700, Page 437-438, Book 5047, Page 661; Book 9840, Page 276; Book 10181, Page 936; Book 10548, Page 501, Book 9640, Page 267, and Instrument No 20000202-001085 in the Register's Office of Davidson County, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Christina Cobb

Brandon Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Christina Cobb and Brandon Cobb, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2015.

Notary Public

My Commission Expires: _____

CRYSTAL SANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Joshua L Singletary and Kahlie E Singletary

649 Waywood Circle, Antioch, TN 37013

Tax Parcel No 183050A10800

Property Address: 649 Waywood Circle
Antioch, TN 37013

MAIL TAX BILLS TO: Highlands Residential Mtg, LTD

12001 N Central Expressway, Ste 750, Dallas, TX 75243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $227,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of September, 2015.

Notary Public

My Commission Expires:

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2018

Certificate of Authenticity

I, Crystal Santi, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY