Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160014752 DEEDWARR
Recvd: 02/23/16 11:04 2 pgs
Fees:13.00 Taxes:510.60
20160223-0017103

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2016

Notary Public

My Commission Expires: July 17, 2018

(AFFIX SEAL)

MARK D. BOLES, SR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Land Title Company, 123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert S. Hite	Robert S. Hite	42.16-2.00
(NAME)	(NAME)	
7105 Peach Court Suite 212	7105 Peach Court Suite 212	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Singletary,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert S. Hite,** 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 situated in the 8th Civil District of Davidson County, Tennessee described as:

Being Lot No. 2, on the plan of Blair Heights Subdivision, Section Five, of record in Plat Book 2330, Page 55, Registers Office for Davidson County, Tennessee, to which reference is made for a complete description.

Said lot fronts 185 feet on the westerly side of Donna Drive and runs back 225.9 feet on the northerly line and 219.7 feet on the southerly line to a dead line in the rear, measuring 185.11 feet thereon.

This conveyance is subject to: (1) restrictive covenants of record in Official Record Book Volume 2487, Page 95 in Register's Office Davidson County, Tennessee (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions and setback lines as shown by Plat of record, and (6) other matters of public record.

This being the same property conveyed to Linda Singletary by Warranty Deed from Edward Gribbins and wife, Shirley Gribbins on 10/15/2015 and recorded on 10/20/2015 in Instrument No. 20151020-0106463, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 102 Donna Drive, Madison, TN 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 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, 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 hands this 19th day of February, 2016.

Linda Singletary

State of Tennessee
County of Montgomery

On this 19th day of February, 2016 before me, the undersigned Notary Public, personally appeared:
Linda Singletary
the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence her identity and who acknowledged that she executed the foregoing instrument and that the execution of same was her free act and deed for the purposes contained therein.

WITNESS my hand and seal this 19th day of February, 2016.

Notary Public Mark D. Boles Sr.

My Commission Expires: July 17, 2018

File No.: 20167399

MARK D. BOLES, SR.
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY