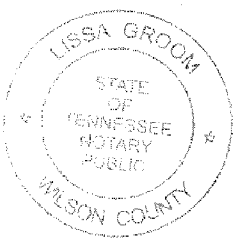
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of March, 2016,

Notary Public

MY COMMISSION EXPIRES: 9-17-16
(AFFIX SEAL)

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).
Victoria Gabbard	PEOPLES HOME EQUITY INC	108 16 0 378.00
(NAME)	(NAME)	
212 Woodmaker Ct.	150 N. SEVEN OAKS	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	KNOXVILLE, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/03/16 15:42 3 pgs
Fees:18.00 Taxes:506.53
20160303-0020724

For and in consideration of the sum of One Hundred Thirty-Six Thousand Nine Hundred And No/100 Dollars ($136,900.00), 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 **Victoria Gabbard, an unmarried woman**, 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. 124-B on the Plan of Percy Priest Woods, Section IV, of Lots 111, 112, 113, 124, 125 and 126, Zone Lot Division of record in Book 6250, Pages 356 and 357, as amended in Book 6900, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Singleton by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee Limited Liability Partnership dated November 13, 2015 and recorded November 16, 2015 as Instrument No. 201511160116176 pursuant to a foreclosed Deed of Trust dated March 24, 2006 and recorded as Instrument No. 200603270034594 by Angelika Karola Parl, 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 her marital interest, if any, to said property.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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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 212 Woodmaker Ct., Nashville, TN 37214

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 2nd day of March, 2016.

Larry Singleton

Beckett Singleton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

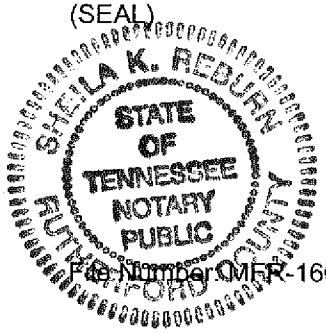
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Larry Singleton AND Beckett Singleton,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2016.

Notary Public

My Commission Expires: 3-19-17

(SEAL)



File Number: MFR-160432SSO

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

