THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210864** BILL GARRETT, Davidson County Trans:T20170023753 DEEDWARR Recvd: 03/21/17 09:43 2 pgs Fees:13.00 Taxes:962.00 20170321-0027286	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this 16th day of March, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Lindsay Kaye Singleton 105 Walking Horse Court Nashville TN 37211-6820	Send Tax Bills To: ~~New Owner~~ PrimeLending 17330 Preston Rd #160B Dallas TX 75252	Tax Information: Tax Parcel ID No. 172-08-0-B-012.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Welch and Vickie Welch, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay Kaye Singleton, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revised Final Plat of Bridle Downs, Phase One of record in Plat Book 6900, Page 701-703, corrected in Book 8169, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from James M. Welch, married to James M. Welch and Vickie Welch, husband and wife as recorded on the 11th day of February, 2008 in Instrument No. 20080211-0013636 and Warranty Deed from Mark Kryzanowsky and wife, Laura E. Kryzanowsky f/k/a Laura D. Edmonds to James Welch, unmarried as recorded on the 12th day of January, 2005 in Instrument No. 20050112-0004476, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT OF BRIDLE DOWNS, PHASE ONE, as recorded in Plat Book 6900, Page(s) 701-703, corrected in Plat Book 8169, Page 240, Boundary Plat recorded in Plat Book 6900, Page 545-548.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7448, Page 772, Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497.

Charter of Homeowners Association recorded in Book 8814, Page 604.

Easement for Water/Sewer Lines, recorded in Book 7797, Page 477 and Book 7797, Page 485.
Easement for Stormwater Detention, recorded in Book 7266, Page 813.

Conveyance to Homeowners Association recorded in Book 8838, Page 980 and Book 8838, Page 983.

This is improved property located at 105 Walking Horse Court Nashville TN 37211-6820

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2017.

James M. Welch

Vickie Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Welch and Vickie Welch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018