Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Elizabeth H. Wills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017

Emily Betts
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Singleton Matthew Joseph Singleton	New Owner	13311015600
(NAME)	(NAME)	
3804 Bunny Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/WE , **Triple 4 Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Catherine Singleton and Matthew Joseph Singleton,** 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. 190 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, Page 60, Register's Office for said County.

Said Lot No. 190 fronts 70.31 feet on the northeasterly margin of Bunny Drive and extends back 120.86 feet on the northwesterly line and 146.30 feet on the southeasterly line to a broken line in the rear, measuring 110.44 feet thereon.

Being the same property conveyed to Triple 4 Homes, LLC, by deed of record in Instrument No. 20160726-0076818 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3804 Bunny Dr., Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20170035475 DEEDWARR
Recvd: 04/27/17 09:50 2 pgs
Fees:13.00 Taxes:1032.30
20170427-0041308

Witness my/our hands this 21st day of April, 2017.

J Stinson, manager
Triple 4 Homes, LLC

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Julie A. Stinson with whom I am personally acquainted, (or proved me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the MEMBER of Triple 4 Homes, LLC and that she as MEMBER executed the foregoing instrument for the purposes therein contained, by singing the name of Triple 4 Homes by herself as MEMBER.
Witness my hand and official seal at Franklin, Tennessee, this the 21st day of April, 2017.

WITNESS my hand and seal this 21st day of April, 2017.

La Trece Mcadoo
Notary Public Trece Mcadoo
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

File No.: 11785