AV
CB

WHEN RECORDED RETURN TO
~~Midtown Title, LLC~~
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176357

State of Tennessee
County of ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00
Ashley Driver
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2017.
Amanda Vaughn
Notary Public
MY COMMISSION EXPIRES: 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ASHLEY DRIVER & JESSE LORDS	New Owner	P/O 072-09-0/409.00
(NAME)	(NAME)	
1029 MITCHELL ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170050472 DEEDWARR
Recvd: 06/13/17 12:54 2 pgs
Fees:13.00 Taxes:1683.50
20170613-0059323

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, JENNIFER L. SINGLETON, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE LORDS AND ASHLEY DRIVER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 36 ON THE PLAN OF IRVINGTON OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL L. SINGLETON, UNMARRIED, AND JENNIFER L. SINGLETON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED DATED MAY 5, 2014 AND RECORDED ON MAY 7, 2014 IN INSTRUMENT NO. 20140507-0038772, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID MICHAEL L. SINGLETON IS NOW DECEASED. HIS DATE OF DEATH WAS SEPTEMBER 26, 2014.

This is improved property, known as 1012 CAROLYN AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 9th day of June, 2017.

Jennifer L. Singleton
JENNIFER L. SINGLETON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JENNIFER L. SINGLETON with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 9th day of June, 2017.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY