BILL GARRETT, Davidson County
Trans:T20170073963 DEEDWARR
Recvd: 08/24/17 13:25 2 pgs
Fees:13.00 Taxes:1184.00
20170824-0087169

39B

STATE OF TENNESSEE
OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 22ND DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Olmstead, an unmarried woman	Mortgage Investors Group (NAME)	
1210 Joseph Avenue (ADDRESS)	8320 E. Walker Springs Lane #200 (ADDRESS)	071-15-0-282.00
Nashville, Tn 37207 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elizabeth A. Sing and Joshua C. Sing, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary E. Olmstead, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON , STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF C.F. SHARPE & W.L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY, WHICH IS OF RECORD IN PLAT BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH A. SING AND JOSHUA C. SING, WIFE AND HUSBAND BY WARRANTY DEED FROM SHERI PROSSER, A MARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20131226-0129799 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1210 Joseph Avenue, Nashville, TN 37207
(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 hand(s) this 22nd day of August, 2017.

WARRANTY DEED
(Continued)

Elizabeth A. Sing

Elizabeth A. Sing

Joshua C. Sing

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Sing and Joshua C. Sing, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072