THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170075908 DEEDWARR
Recvd: 08/30/17 13:53 2 pgs
Fees:13.00 Taxes:719.65
20170830-0089278

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jordan LaMar & Tyler Lamar 2916 Delta Queen Drive Nashville, Tennessee 37214		062 02 0A 188.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **TAMASINE SINGER and TIMM BIERY**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JORDAN LAMAR and TYLER LAMAR**, ~~her~~ hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

~~her~~ wife & husband

Land in Davidson County, Tennessee, being Lot No. 188, On the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6250, page 995, amended in Plat Book 6900, pages 158 and 159, corrected by Surveyor's Certificate of Correction of record in Plat Book 7678, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tamasine Singer, married by Warranty Deed from Bonita M. Gaier, individually and as Executrix of The Estate of Carol Ann Buss, deceased, of record in Instrument No. 20060605-0065746, dated 6/1/2006 and recorded on 6/5/2006, Register's Office for Davidson County, Tennessee. Timm Biery is married to Tamasine Singer, and joins here only to convey any interest he has by way of marriage but not as a vested owner.

This property is commonly known as **2916 Delta Queen Drive, Nashville, TN 37214**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7 day of **August, 2017**:

Tamasine Singer
Tamasine Singer

TIMM BIERY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TAMASINE SINGER and TIMM BIERY**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of August, 2017.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF ~~WILIAMSON~~ Davidson TN

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $194,500.00.

Affiant

The ~~signature of Timm~~ Biery is signed by his duly appointed Attorney-in-fact Valerie Clarke, pursuant to the Power of ~~Affiant~~ Attorney recorded in Instrument #_____, Registe Office for Davidson County, Tennessee. The signature of Tama- ~~Affiant~~ sine Singer is signed by her duly appointed Attorney-in-fact Valerie Clarke pursuant to the Power of Attorney recorded in Inst#_____, Register's Office for Davidson County, Tennessee.

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2017:

Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/20/18