Bill Garrett Davidson County
Batch# 18942 DEEDWARR
10/27/2017 10:55:11 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20
20171027-0110380

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913413**	STATE OF TENNESSEE COUNTY OF DAVIDSC The actual consideration or value, whichever is greater, for this transfer is: $336,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2017. Notary Public My Commission Expires: 6/19/18

Emily Kornbau Notary Public State of Tennessee Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
DeOndre Singleton 5416 BARTON VALE DRIVE Nashville TN 37211-8400	new owner	Tax Parcel ID No. 161140C00500CO

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, **Frank Couch and Lindsay Couch, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DeOndre Singleton, married**, ("Grantees"), their 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 5, FINAL PLAT, BARTON VALE, as shown on plat of record in Plat Book 7900, Page 639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank Couch and Lindsay Couch, husband and wife by Warranty Deed from William J. Summey Jr. and wife Christina H. Summey, recorded on the 14th day of October, 2014 in Instrument No. 20141014-0094673, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Frank Couch as Attorney-in-fact for Lindsay Couch which Power of Attorney is recorded in Instrument No. 20171027-0110379, Register's office for 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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, BARTON VALE, as recorded in Plat Book 7900, Page(s) 639.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9247, Page 140.

Charter of Barton Vale Homeowners Association, Inc. recorded in Book 10028, Page 346.

Easement for Sanitary Sewers/Storm Drainage, recorded in Book 8412, Page 244, Book 8389, Page 586 and Book 8175, Page 777.

Sewer Agreement, recorded in Book 8412, Page 241.

Storm Water Detention Agreement, recorded in Book 9082, Page 876.
Easement for Slopes and Temporary Construction, recorded in Book 7859, Page 383.

Deeds of conveyance for Sanitary Sewer and Water Main recorded in Book 8614, Page 819 and Book 9190, Page 426.

This is improved property located at 5416 BARTON VALE DRIVE Nashville TN 37211-8400

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 25th day of October, 2017.

Frank Couch

Lindsay Couch by Frank Couch as Attorney-in-fact
as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of October, 2017.

Notary Public
My Commission Expires: 3/25/18

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Couch, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Lindsay Couch of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2017.

Notary Public
My Commission Expires: 3/25/18

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION