WARRANTY DEED

Bill Garrett Davidson County
Batch# 92995 DEEDWARR
05/16/2018 10:18:42 AM 2 pgs
Fees: $13.00 Taxes: $384.80

20180516-0046636

JM-RFC-18-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren L. Womack	**Reliance First Capital LLC**	
(NAME)	(NAME)	**043-06-0-068.00**
~~**318 Singer Drive**~~ 2408 Pafford Dr	**201 Old Country Rd, Suite 205**	
(ADDRESS)	(ADDRESS)	
~~**Madison, TN 37115-2932**~~ Nashville, TN 37206	**Melville, NY 11747**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL BAILEY HEGGIE, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARREN L. WOMACK, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 140 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 140 fronts 70 feet on the Easterly side of Singer Drive and extends back 150.48 feet on the Northerly line and 146.95 feet on the Southerly line to a line in the rear on which it measures 70.09 feet.

Being the same property conveyed to Samuel Bailey Heggie, Jr. by Quitclaim deed from Connie Marie Heggie of record in Book 9561, page 624, Register's Office for Davidson County, Tennessee, dated September 12, 1994 and recorded on January 03, 1995.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 3106, Page 141, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2241, Page 209 and Book 3459, Page 406, as amended in Book 3460, Page 337, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Madison Park Homeowners Association, Inc., and amended and Restated Leasing Rules of record in Instrument Number 20150114-0004067 and Instrument No. 20170714-0071135, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20150114-0004067, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Singer Drive, Madison, Tennessee 37115-2932**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF MAY, 2018.

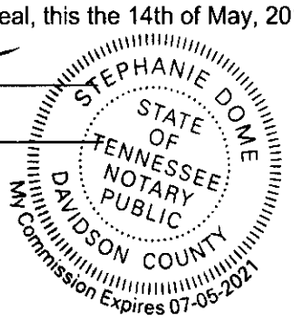
Samuel Bailey Heggie, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL BAILEY HEGGIE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212