WARRANTY DEED

Bill Garrett
Batch# 106391
06/19/2018 10:35:20 AM
Fees: $13.00 Taxes: $884.30

Davidson County
DEEDWARR
2 pgs

20180619-0058828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES. 5-2-22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

W-RRG-18-2845

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)
Jacob Samuel Singer and Lauren Elizabeth White	**F&M Bank**	
(NAME)	(NAME)	
2845 Steamboat Dr	**PO Box 451**	**62-2-A-176.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Clarksville, TN 37041**	
(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, **LISA HENDIN, AN UNMARRIED WOMAN AND RICHARD HENDIN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB SAMUEL SINGER AND LAUREN ELIZABETH WHITE, HUSBAND AND WIFE,** 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. 176 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page(s) 158 and 159, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa Hendin and Richard Hendin as Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Donald R. Barrett, Jr., Trustee of the Steamboat Land Trust u/a/d June 20, 2011, recorded May 7, 2015 in Instrument No. 20150507-0041852 and further being the same property conveyed to Donald R. Barrett, Jr., Trustee of the Steamboat Land Trust, by Warranty Deed from Ronald G. Holdaway, Jr. and Laura B. Holdaway, recorded July 29, 2011 in Instrument No. 20110729-0058099, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page(s) 158 and 159 and Boundary Plat of record in Plat Book 6250, Page 995, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6962, Page 747, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, Register's Office for Davidson, County, Tennessee.
- Charter for River Trace Estates HOA of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Flowage easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- TVA Line easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.

- Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, 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: **2845 Steamboat Drive, Nashville, Tennessee 37214**.

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 JUNE, 2018.

Lisa Hendin by Laura Mitchell, Attorney in Fact

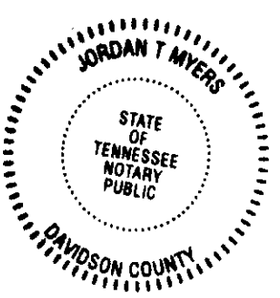
Richard Hendin by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA HENDIN AND RICHARD HENDIN, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA HENDIN AND RICHARD HENDIN.

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

Notary Public
My Commission Expires: 01-06-2020
(SEAL)



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