Karen Y Johnson Davidson County
Batch# 156028 DEEDWARR
11/02/2018 08:57:22 AM 2 pgs
Fees: $13.00 Taxes: $983.83
20181102-0108641

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,900.00.**

Affiant

Subscribed and sworn to before me, this the **29th day** of **October, 2018.**

Notary Public

My commission expires: _____
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Berkley Myers **Phillip Kriz**	**New Owner**	**053-13-0-027.00**
520 Nawakwa Trail		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Heather Lynn Singletary, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Berkley Myers, a single person and Phillip Kriz, a single person, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the south part of Lot No. 1 and the south part of the west part of Lot 2 on the Map of Nawakwa Hill West End Section, as for record in Book 974, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots adjoin and front together 200 feet on the north side of Nawakwa Trail and run back between lines, as measured from the center line of said Trail, 525 feet on the west line of Lot 1, and 525.6 feet, more or less, on the east line of part of Lot 2, to a dead line in the rear, measuring 200 feet thereon.

BEING the same property conveyed to Heather Lynn Singletary, an unmarried woman, by Deed from Jonathon Cole Melcher, unmarried, dated June 7, 2013, of record in Instrument No.20130610-0058632, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 974, Page 96, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants and Easements contained in instrument of record in Book 1104, Page 569, Register's Office for Davidson County, Tennessee;

3) Nawakwa Trail that runs between Lot 1 and Lot 2;

4) Taxes which have been paid and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **520 Nawakwa Trail, Madison, TN 37115**

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 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 **29th** day of **October, 2018.**

Heather Lynn Singletary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Heather Lynn Singletary,** the within named sellers, 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 at Nashville, Tennessee, this **29th** day of **October, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY