WARRANTY DEED

Karen Johnson Davidson County
Batch# 207010 DEEDWARR
03/18/2019 11:28:21 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20190318-0024410

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 15th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/25/23
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Jason Vance	Same as new owner	**Map 82, Group B, Parcel 312**
1017 Pennock Avenue	NEW OWNER	
Nashville, TN 37207	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***JEFFREY SINGLETON, UNMARRIED,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***LEE JASON VANCE, SINGLE MAN,*** 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, described as follows:

Being the southerly 15 feet of Lot No. 20 and the northerly 40 feet of Lot No. 21on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee, described as follows:

Said Parts of Lots 20 and 21 front together 55 feet on the easterly side of Pennock Avenue, and run back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Jeffrey Singleton, unmarried, by Warranty Deed from Justin Palaez Holt, unmarried, dated 11/09/2018 and filed for record on 11/15/2019 of record in Instrument Number 20181115-0112484, said Register's Office for said County.

This conveyance is subject to: Current year's taxes which have been prorated and paid by the Grantor in full; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (X) Property, known as: **1017 Pennock Avuenue, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with 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 our hand on this the 15th day of March, 2019.

Jeffrey Singleton

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 15th day of March, 2019.

Commission Expires: 2/26/20

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires