BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 209891 **DEEDWARR**
03/26/2019 09:10:46 AM 2 pgs
Fees: $13.00 Taxes: $582.75

20190326-0027085

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $157,500.00.

Affiant

Subscribed and sworn before me this the 25th day of March, 2019.

Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May. 2 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shubash Singh & Jelene H. Singh 546 Flintlock Ct Nashville, TN 37217	Shubash Singh 310 Conoga Drive Nolensville, TN 37135	135-16-0B 072.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES EDWARD SWANN, III, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHUBASH SINGH AND JELENE H. SINGH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 72 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Edward Swann, III, an unmarried man, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 09/27/2004, of record in Instrument No. 20041007-0121116, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 546 Flintlock Ct, Nashville, TN 37217.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of March, 2019.

James Edward Swann, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Edward Swann, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2019.

My commission expires:
9-6-22

Notary Public

