WARRANTY DEED

Karen Johnson Davidson County
Batch# 218148 DEEDWARR
04/16/2019 09:14:32 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20190416-0034547

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Linda Dunning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2019.

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Clarksville, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary A. Booth	~~New Owner~~	073 07 0 171.00
(NAME)	(NAME)	
2609 Tate Court	Highlands Residential Mortgage	
(ADDRESS)	(ADDRESS) 12001 N. Central Expressway # 750	
Nashville, TN 37214	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda Sue Singletary, a married woman*****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary A. Booth, an unmarried woman**, 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 Lot No. 4 A of the Zone Lot Division of Lot Nos. 1, 2, 4, 5, 6, and 7, of Cabin Hill, Section Two, as shown on plat of record in Plat Book 6050, Page 145, and amended in Plat Book 6250, Page 666, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda Sue Singletary, a married woman by Special Warranty Deed from U.S. Bank National Association dated October 25, 2018 and recorded October 30, 2018 as Instrument No. 20181030-0107441, in said Register's Office for Davidson County, Tennessee. ***Property was not a marital residence.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2609 Tate Court, Nashville, TN 37214

File Number: CLA-1902609SSO

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 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 hands this 12th day of April, 2019.

Linda Sue Singletary

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

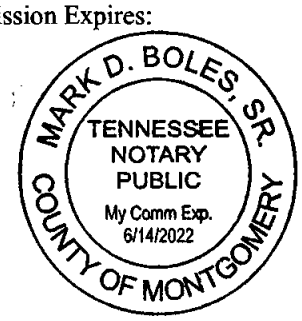
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Linda Sue Singletary, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: CLA-1902609SSO