WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/2/21 (AFFIX

J-CL-19-864-H

Karen Johnson Davidson County
Batch# 218219 **DEEDWARR**
04/16/2019 10:18:37 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190416-0034635

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)
Jeffrey S. Singleton	Same as Grantor	
(NAME)	(NAME)	**082-03-0-541.00**
864 Joseph Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RITA BUCKNER-SHELTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY S. SINGLETON, A SINGLE MAN,** 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:

Lot 24, THE NASHVILLE HOUSING AUTHORITY SUBDIVISION NUMBER ONE, as shown on plat of record in Plat Book 3700, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot fronts 57.5 feet on the westerly side of Joseph Avenue and extends back 144.6 feet on the northerly line and 144.4 feet on the southerly line to an alley in the rear and measures 57.5 feet thereon.

Being the same property conveyed to Rita Buckner-Shelton, an unmarried woman, by Quitclaim Deed from Leon Stanley Allison, Jr., a married man and Tracy Lyvett Allison, an unmarried woman, of record in Instrument No. 20171211-0125717, in the Register's Office of Davidson County, Tennessee, dated November 14, 2017 and recorded on December 11, 2017.

Being the same property conveyed to Rita Buckner-Shelton, an unmarried woman, Leon Stanley Allison, Jr., a married man and Tracy Lyvett Allison, an unmarried woman, as joint tenants in common with the rights of survivorship, of record in Instrument No. 20170509-0045835, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 9, 2017.

Being the same property conveyed to Samuel A. Shelton, III and wife, Rita Buckner-Shelton, as joint tenants in common with rights of survivorship, by Quitclaim Deed from Samuel A. Shelton, III, of record in Instrument No. 20160104-0000520, in the Register's Office of Davidson County, Tennessee, dated December 31, 2015 and recorded on January 4, 2016.

Being the same property conveyed to Samuel A. Shelton, III, by Quitclaim Deed from Maudell Russell, intestate heir of Samuel A. Shelton, Jr., of record in Instrument No. 20100128-0007076, in the Register's Office of Davidson County, Tennessee, dated December 1, 2009 and recorded on January 28, 2010.

Being the same property conveyed to Samuel Arnell Shelton, III, by Quitclaim Deed from Ernest Shelton, intestate heir of Samuel A. Shelton, Jr., of record in Instrument No. 20100128-0007069, in the Register's Office of Davidson County, Tennessee, dated December 1, 2009 and recorded on January 28, 2010.

Being the same property conveyed to Samuel A. Shelton and wife, Odessa Shelton, by Warranty Deed from Cumberland Builders, Inc., of record in Deed Book 4561, Page 293, in the Register's Office of Davidson County, Tennessee, dated December 13, 1971 and recorded on December 14, 1971.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE NASHVILLE HOUSING AUTHORITY SUBDIVISION NUMBER ONE, as recorded in Plat Book 3700, Page(s) 42, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Deed Book 3368, Page 23, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **864 Joseph Ave, Nashville, Tennessee 37207**.

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 11 DAY OF APRIL, 2019.

Rita Buckner-Shelton

Rita Buckner-Shelton

STATE OF GA
COUNTY OF Fayette

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

Witness my hand and official seal, this the 11 of April, 2019.

Notary Public
My Commission Expires: 07-30-22
(SEAL)

DONALD TANNER
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires July 30, 2022

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