Karen Johnson Davidson County
Batch# 232917 DEEDWARR
05/21/2019 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20190521-0048001

WARRANTY DEED	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 20 day of MAY, 2019. Notary Public MY COMMISSION EXPIRES: 10-20-19 (AFFIX SEAL)

COUNTY OF RUTHERFORD ★ BRANDON W. LIPPMAN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Singer LLC	Singer LLC	041 04 0 052.00
(NAME)	(NAME)	
1159 Hunters Ln	146 Hillsboro Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(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, **Raymond Cox and Kisha Stinson-Cox, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Singer LLC, a Tennessee limited liability company**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee in Deed Book 11731 at Page 545 and is described as follows:

That 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. 51 of Dalemere Subdivision, Section III, as of Record in Book 3300, Page 6, Register's Office for said County, as Follows:

Beginning at an iron pin in the Southerly Margin of Hunters Lane, said Pin being approximately 197 feet west of the Intersection of Hunters Lane and Yoest Drive; thence South 5°55'55" West 169.92 feet to a concrete monument; thence south 64°50'30" West 222.13 feet to a concrete monument; thence North 5°55'50" East 284.64 feet to an iron pin in the Southerly margin of Hunters Lane; thence South 84°4'10" East along said Southerly Margin 190 feet to the point of beginning.

Being the same property conveyed to Raymond Cox by Warranty Deed from Wayne Rankhorn and wife, Joyce Rankhorn dated October 19, 1999 and recorded November 04, 1999 in Book 11731, Page 545, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Raymond Cox and Kisha Stinson-Cox, husband and wife, as Tenants by the Entirety by Quit Claim Deed from Raymond Cox, a married man, joined by his wife, Kisha Stinson-Cox dated March 06,

2015 and recorded March 16, 2015 as Instrument No. 20150316-0022253, in said Register's Office for Davidson County, Tennessee.

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 1159 Hunters Ln, Nashville, TN 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 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 17 day of MAY, 2019

Raymond Cox by Kisha Stinson-Cox, Attorney-In-Fact

Kisha Stinson-Cox

STATE OF Tennessee

County OF SUMNER

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Kisha Stinson-Cox , 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, and further acknowledged that she executed the foregoing instrument on behalf of Raymond Cox, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Raymond Cox, for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1903921SSO

EXHIBIT "A"

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True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)