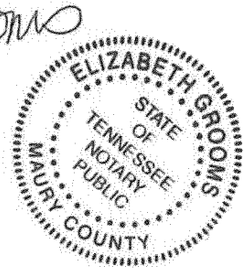
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES 10-22-22



THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7343H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amancio Rodriguez	same	183-05-0A-108.00-CO
649 Waywood Circle		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOSHUA L. SINGLETARY AND KAHLIE E. SINGLETARY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANCIO RODRIGUEZ AND CLAUDIA ISLAS CANEDO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 370 on the Plan of October Woods, Phase Two, Section Four, Revision One, as shown on Book 7900, Page 99, and revised in Book 9700, Page (s) 437 and 438, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua L. Singletary and Kahlie E. Singletary, husband and wife by Warranty Deed from Christina Cobb and Brandon Cobb, a married couple of record in Instrument No. 20150904-0090641, Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 04, 2015. (Value of consideration shown in aforementioned deed $227,000.00.) Being also known as 649 Waywood Circle, Nashville, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 649 Waywood Circle, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 446605 DEEDWARR
07/30/2020 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20200730-0083847

Witness my hand on the 27th day of July, 2020.

Joshua L. Singletary

Kahlie E. Singletary

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, JOSHUA L. SINGLETARY AND KAHLIE E. SINGLETARY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of July, 2020.

Notary Public

Sondra Brown
State of Tennessee Notary Public
Davidson County

My Commission Expires: 4/23/2024

File #: 20-7343H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

I, Kim Swanner, do hereby make oath that I am a licensed attorney and/or the 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.

Kim Swanner

State of TENNESSEE
County of MAURY
Personally, appeared before me, Elizabeth Grooms, a notary public for this county and state, Kim Swanner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES: 6.22.22
Notary's Seal

