WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-SB-HLS-21-317

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 640207 DEEDWARR
05/19/2021 02:23:05 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210519-0068075

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Heather L Dixon-Sanborn	**SWBC Mortgage**	
(NAME)	(NAME)	**147-01-0-203.00**
317 Gaywood Dr	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(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, **CARLOTTA J. SINGLETON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER L DIXON-SANBORN, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Caldwell Hall, Section Two of record in Plat Book 2900, Page 96, in the 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 Carlotta Sanborn by Warranty deed from William H. Barker and Linda M. Barker of record in Instrument No. 20010628-0068416 Register's Office for Davidson County, Tennessee, dated June 15, 2001 and recorded on June 28, 2001.

Being the same property conveyed to Carlotta J. Singleton, an unmarried woman by QuitClaim deed from Carlotta J. Singleton, formerly known as Carlotta Sanborn of record in Instrument No. 20091217-0114919 Register's Office for Davidson County, Tennessee, dated November 12, 2009 and recorded on December 17, 2009. Being the same property conveyed to Carlotta Sanborn by Warranty deed from William H. Barker and Linda M. Barker of record in Instrument No. 20010628-0068416 Register's Office for Davidson County, Tennessee, dated June 15, 2001 and recorded on June 28, 2001.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3097, Page 407, Book 1788, Page 108, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **317 Gaywood Dr, Nashville, Tennessee 37211**.

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 17 DAY OF MAY, 2021.

Carlotta J. Singleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLOTTA J. SINGLETON, 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 17th of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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