**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 211238959**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2021.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 783114 DEEDWARR
01/03/2022 11:05:29 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220103-0000353

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Adam Hall and Kathryn Hall<br>105 Walking Horse Court<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>172 08 0B 012.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsay Kaye Singleton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Hall and Kathryn Hall, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revised Plat, Phase One, Bridle Downs of record in Plat Book 6900, Page 701-703, Corrected in Book 8169, Page 240, 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 Lindsay Kaye Singleton, a single person, by Warranty Deed from James M. Welch and Vickie Welch, husband and wife, of record in Instrument No. 20170321-0027286, in the Register's Office of Davidson County, Tennessee, dated March 16, 2017 and recorded on March 21, 2017.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plat, Phase One, Bridle Downs, as recorded in Plat Book 6900, Page(s) 701-703; Corrected in Book 8169, Page 240.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7448, Page 772; Amendments recorded in Book 8814, Page 631; Book 9818, Page 68 and Book 9873, Page 497. Easement recorded in Book 7797, Page 477 and Book 7797, Page 485.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7266, Page 813.

This is improved property located at 105 Walking Horse Court Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of December, 2021.

Lindsay Kaye Singleton by Ryan Dieck, Attorney-in-fact
Lindsay Kaye Singleton by Ryan Dieck, as Attorney-In-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lindsay Kaye Singleton and he is authorized by Lindsay Kaye Singleton to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of December, 2021.

VIRGINIA DESJARDINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06

Notary Public
My Commission Expires: _____