WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/03 14:07 2pgs
Fees:13.00 Taxes:203.50

20031024-0157391

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Shelton	Nancy Shelton	Map 083-06-0 ,Parcel 373.00
(NAME)	(NAME)	
1907 Boscobel	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Estate of Betty Jane Collins, Rick Collins and Donna Collins, Co-Trustees** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Shelton, unmarried** 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:

Land in Davidson County, Tennessee, being part of Lot 7 on the Plan of W. L. Hern's Subdivision of the Spout Spring Property as of record in Book 57, Page 106, Register's Office for said County, described as follows:

Beginning on the westerly margin of North 18th, formerly Roy Street, at a point 156 feet north of the northerly margin of McEwen Avenue; thence with the westerly margin of said street northwardly 50 feet; thence at right angles westwardly 159 feet to a point 10 feet east of the dividing line between Lot Nos. 6 and 7; thence at right angles southwardly 50 feet; thence at right angles eastwardly 159 to the point of beginning.

Being the same property conveyed to Omos Collins and wife, Betty Jane Collins from L. L. Morgan and wife, Thelma Perry Morgan by Warranty Deed dated January 19, 1976 and of record in Book 4989, page 876, Register's Office for Davidson County, Tennessee. The said Omos Collins died January 19, 2000 leaving title vested solely in Betty Jane Collins as surviving tenant by the entireties. Betty Jane Collins died December 23, 2002 leaving a will of record in Volume 5122-1046708, Probate Office for Davidson County, Tennessee, Docket No. 03 P 308. Said Will appoints Rick Collins and Donna Collins Co-Trustees of a Trust for her minor grandchildren and authorizes said Trustees to sell the above referenced property for the benefit of the Trust.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 506 North 18 th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 17th day of October, 2003.

The Estate of Betty Jane Collins

By: _____
Rick Collins, Co-Trustee

By: _____
Donna Collins, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rick Collins and Donna Collins with whom I am personally acquainted and who upon his/her oath (s) acknowledged themselves to be the Co-Trustees respectively of the Estate of Betty Jane Collins, and that they as such Co-Trustees, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by the said Rick Collins and Donna Collins as such Co-Trustees .

Witness my hand and official seal at office at Hermitage, Tennessee on this the 17th Day of October, 2003.

_____
Notary Public

My Commission Expires: 1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076