Davidson County DEEDWARR
Recvd: 05/12/04 11:49 2pgs
Fees:13.00 Taxes:1554.00

20040512-0054922

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 THE 11th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Kevin B. Collen | SunTrust Mortgage, Inc. | 104-11 |
| Kevin B. Collen<br>2809 Acklen Ave | 201 4th Avenue | GROUP |
| Nashville, Tennessee 37212 | Nashville, TN 37219 | PARCEL<br>52 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of********Four Hundred Twenty Thousand Dollars and Zero Cents ( $420,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alan D. Baldridge, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin B. Collen, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 5, Block "4" on the Plan of Fairfax Place as of record in Plat Book 547, pages 137 and 138 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Alan D. Baldridge by deed from Leonard P. Alberstadt and wife, Joan Kuhn Alberstadt, of record as Instrument No. 20010828-0092896 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2809 Acklen Avenue, Nashville, TN 37212

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 11th day of May, 2004.

Alan D. Baldridge

Alan D. Baldridge

By: Mitchell A. Watts

Mitchell A. Watts
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, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alan D. Baldridge, and acknowledged that he executed the same as the free act and deed of the said Alan D. Baldridge.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2004.

Commission expires: 7/21/07

Stephanie J. McVay

Notary Public

STEPHANIE J. MCVAY
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN