WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Joe B. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe B. Collins	SAME	79-9-102
(NAME)	(NAME)	
1816 Guest Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/06/04 10:48 2pgs
Fees:13.00 Taxes:462.50

20041206-0144696

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, WE,

The Ruth Imogene Warner Revocable Living Trust,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe B. Collins,

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:

SITUATED in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Being Lot No. 395 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 115, said Register's Office.

Said lot fronts 115 feet on the Southwesterly side of Guest Drive and runs back 141.65 feet on the southeasterly line and 136.89 feet on the northwesterly line to a dead line in the rear which is a broken line on which it measures 57.82 feet.

Being the same property conveyed to Stephen Edward Warner and wife Ruth Imogene Warner, by Warranty Deed from Huey T. Braddom and wife, Willie Goad Braddom, of record in Deed Book 4256, Page 268, Register's office for Davidson County, Tennessee. Said Stephen Edward Warner having predeceased his wife, Ruth Imogene Warner, leaving her as only heir at law and beneficiary of Stephen Edward Warner for said property. Further being the same property conveyed to the Ruth Imogene Warner Revocable Living Trust by Quitclaim Deed from Ruth Imogene Warner executed 11/4/2002, and recorded 11/15/02 in Instrument No. 2002115-0141603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1816 Guest Drive, Nashville, TN 37216
(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 26th day of November, 2004.

The Ruth Imogene Warner Revocable Living Trust

By: Ruth Imogene Warner
Ruth Imogene Warner, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ruth Imogene Warner, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Trustee for The Ruth Imogene Warner Revocable Living Trust, the within named bargainor, and that she, as such Trustee, executed the within instrument for the purposes therein contained by signing the name of the Trustee by herself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public