WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Kaz Aibagzad
Affiant

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN Exp. 5/28/06

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Collins	Charter Funding	Map 150-12-C
(NAME) 3529 Mt View Ridge Drive	(NAME) 6860 N. Oracle Road	Parcel 7.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tucson, AZ 85704	
(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, **MORTGAGE GUARANTY INSURANCE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CHRISTOPHER M. COLLINS AND SHARON A. 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:

Land in Davidson County, Tennessee, being all of Lot Number 7, on the Plan of Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, page 36, amended in Instrument Number 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property assigned to Federal National Mortgage Association by Trustee's Deed July 28, 2004, of record in Instrument No. 20040804-0093933, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed from Federal National Mortgage Association of record in Instrument No. 20050104-0001104, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor; (b) all matters appearing on the plan of record in Book 11700, page 36, as amended in Instrument No. 20010207-0012283, said Register's Office; (c) restrictive covenants of record in Book 11272, page 811, Instrument No. 20020108-0002714, and Instrument No. 20020122-0008596, said Register's Office; and (d) Charter of record in Instrument No. 20020108-0002713, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3529 Mt View Ridge Drive, Antioch, TN 37013
(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 23 day of December, 2004.

Mortgage Guaranty Insurance Corporation

BY: [signature]
ITS: Thomas A. Dreis, Vice President

Davidson County DEEDWARR
Recvd: 01/04/05 11:28 2 pgs
Fees:13.00 Taxes:458.80
[redacted]
20050104-0001105

Davidson County DEEDWARR
Recvd: 01/07/05 13:40 2 pgs
Fees:12.00 Taxes:0.00
20050107-0002899

RE-RECORD

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

Before me, the undersigned, of the state and county aforesaid, personally appeared THOMAS A. DREW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be VICE PRESIDENT, or other officer authorized to execute the instrument of Mortgage Guaranty Insurance Corporation, the within named bargainor, and that he/she as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as VICE PRESIDENT.

Witness my hand and official seal at Milwaukee, Wisconsin, this 23 day of December, 2004.

Commission expires:

Cheryl Luedke
Notary Public

Cheryl Luedke
Notary Milwaukee County, Wisconsin
commission expires on 2/4/2007

