File No. 250401338

WARRANTY DEED

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Patsi B. Gregory
Notary Public

MY COMMISSION EXPIRES: 6-5-2006
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/04/05 15:11 2 pgs
Fees:13.00 Taxes:599.40

20050504-0050129

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

file # 43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy H. Collins	Primary Residential Mortgage, Inc.	**051-03-0-199**
(NAME)	(NAME)	
605 Barbara Drive	4750 West Wiley Way #200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gayle Ann Jennings Squires, Unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy H. Collins, Unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 Lot No. 46 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 75 feet on the southerly side of Barbara Drive and runs back between lines, 302.5 feet on the northwesterly line and 295 feet on the southeasterly line, to a dead line in the rear on which it measures 131.01 feet.

BEING the same property conveyed to Robert H. Jennings, Jr., and wife, Mary Ann Jennings, by deed of record in Book 2295, Page 241, Register's Office for Davidson County, Tennessee. The said Mary Ann Jennings having died on November 14, 1989 and Robert H. Jennings, Jr., having died thereafter on April 1, 2001, and pursuant to his Last Will and Testament of record in Will Book 1836, Page 336907, Office of Probate Clerk for Davidson County, Tennessee, and in Instrument No. 20020130-0013196, Register's Office for Davidson County, Tennessee, said property was devised to Gayle Ann Jennings Squires and Candy Lynn Jennings. Candy Jennings Rucker having since conveyed her one-half undivided interest to Gayle Jennings Squires, by Warranty Deed of record in Instrument No. 20020130-0013197, Register's Office for Davidson County, Tennessee.

Gayle Ann Jennings Squires and Gayle Jennings Squires being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **605 Barbara Drive, Madison, TN 37115**
(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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of April, 2005.

Gayle Ann Jennings Squires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GAYLE ANN JENNINGS SQUIRES, Unmarried**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of April, 2005.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public