File No. 60240

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Mary Jo Valle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jo Valle	Regions Bank d/b/a Regions Mortgage	03413023800
(NAME)	(NAME)	
246 Edgemeade Drive	3572 Tom Austin Hwy	03413023900
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Springfield, TN 37172	
(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, WE, Russell Collie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Jo Valle, an unmarried person, 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Edgemeade Farm, as of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 80 feet on the southerly side of Edgemeade Drive and runs back between lines 113.6 feet on the westerly side and 87 feet on the easterly side to a line in the rear on which is measures 52.8 feet thereon.

TRACT 2:

Land in Davidson County, Tennessee, being a tract marked Reserved Parcel "B" on the Plan of Edgemeade Farm as of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Edgemeade Drive at the northeast corner of Lot No. 19 on said Plan; thence southwesterly along the easterly margin of Lot No. 19, 87 feet to a point; thence westerly 98.2 feet to a point; thence S 85 deg. 35' E. 136.9 feet to a point; thence N 4 deg. 45' E 98.7 feet to a point in the southerly margin of Edgemeade Drive; thence westerly along the southerly margin of said Edgemeade Drive 3.9 feet to the point of beginning.

Tracts 1 and 2 being the same property conveyed to Russell Collie by deed from G. D. Ferrell and wife, Katie O. Ferrell, dated May 24, 1990, of record in Book 8117, page 284, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3805, page 772, Book 3928, page 954 and Book 3982, page 927, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 246 Edgemeade 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 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.

Davidson County DEEDWARR
Recvd: 05/24/06 09:49 2 pgs
Fees:13.00 Taxes:277.50

20060524-0060851

File No. 60240
Witness my hand this 22nd day of May, 2006.

Russell Collie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Collie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2006.

Commission expires:

11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

Notary Public