WARRANTY DEED

FILE BOX 19B
07-01-003-J

Davidson County DEEDWARR
Recvd: 01/18/07 12:31 2 pgs
Fees:13.00 Taxes:555.00
20070118-0007408

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY of January, 2007

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-2408 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES CHARLES COLLINS, UNMARRIED	**SUNTRUST MORTGAGE, INC.**	102-4
(NAME) 6503 Premier Drive	(NAME) 201 4th Avenue North, 7th Floor	79.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MATTHEW HENSLEY AND WIFE, ANGELA HENSLEY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES CHARLES COLLINS, UNMARRIED**, hereinafter called the Grantee(s), his 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. 727 on the Plan of Cherokee Park, Section Twelve of record in Book 2900, Pages 127 & 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 727 fronts 72.2 feet on the southeasterly margin of Premier Drive and extends back 103.2 feet on the northeasterly line and 143.7 feet on the southwesterly line to a broken line in the rear measuring 86.4 feet thereon.

BEING the same property conveyed to MATTHEW HENSLEY AND WIFE, ANGELA HENSLEY by Deed from THOMAS E. CANNON AND WIFE, CAROL A. CANNON, dated February 25, 2000, of record in Instrument No. 20000228-0019076, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 6503 Premier Drive, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 17th day of January, 2007.

MATTHEW HENSLEY

ANGELA HENSLEY

STATE OF ~~Tennessee~~ Indiana)
COUNTY OF ~~Davidson~~ Allen)

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

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Fort Wayne, Indiana, this 17th day of January, 2007.

My Commission Expires: ~~XXXXXX~~ 03/27/08

Notary Public

NOTARY PUBLIC
ANGELA M. GERDOM
EXP. 3/27/08
INDIANA