WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2007. Notary Public MY COMMISSION EXPIRES: 1-16-08 (AFFIX SEAL)

Susan B. Mattingly
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20070047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Peraza	SAME	092-10-0 090.00
(NAME)	(NAME)	
1241 Cheyenne Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **Eva M. Collier, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marvin Peraza, married,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 47 on the map of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Eva M. Collier by Quitclaim Deed from Frank S. King, Jr., Trustee, dated September 25, 1984, of record in Book 6388, Page 343, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Jim Calvin Collier and wife, Argie Lee Collier by Warranty Deed from R.O. Mallernee and wife, Julia L. Mallornee, dated October 29, 1957, of record in Book 2702, Page 477, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2818 Torbett Street, Nashville, TN 37209

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 5th day of February, 2007.

Eva M Collier
Eva M. Collier

Davidson County DEEDWARR
Recvd: 02/09/07 11:16 2 pgs
Fees:13.00 Taxes:158.73
20070209-0017106

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva M. Collier, unmarried, the bargainor (s), 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 and official seal at Brentwood, Tennessee this 5th day of February, 2007.

Commission expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson County

Susan B. Mott

Notary Public

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027