Return to:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
File # 700580

File Box 30

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $207,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2007

Notary Public
My commission expires:

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

SELINA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0708-34934

Address of New Owner:	Send Tax Bills to:	Tax Information
~~Brian Collins~~ * Bryan Collins 2802 Capella Court Nashville TN 37214	New Owner	084-16-0-186.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry J. Whisenant and wife, Kathy Whisenant, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Brian~~ * Bryan Collins and wife, Michelle Collins, hereinafter called the Grantees, their successors 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, described as follows, to wit:

Tract 1:
Being a tract in the southwest corner of Lot No. 8 of Nob Hill Subdivision, of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the northerly margin of Capella Court, it being the southwest corner of aforesaid Lot No. 8; thence northerly with the westerly boundary of Lot No. 8, 89 feet to a concrete monument; thence southerly 96 feet, more or less, to a concrete monument on the north margin of Capella Court; thence westerly with said north margin and along the arc of a curve with a radius of 50 feet, 18 feet to the beginning and containing 870 square feet, more or less.

Tract 2:
Being Lot No. 9, Nob Hill Subdivision, as shown on plat of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry J. Whisenant and wife, Kathy Whisenant by deed from Lorene R. Hill, a single person, dated 05/10/06, recorded 05/15/06, of record in Instrument No. 20060515-0056569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2802 Capella Court, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/13/07 08:40 2 pgs
Fees:13.00 Taxes:767.75

20070913-0109660

unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31ST day of AUGUST, 2007.

Larry J. Whisenant

Kathy Whisenant
By: Larry J. Whisenant, Atty in Fact
ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry J. Whisenant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of August, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Larry J. Whisenant 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 herein contained, and who further acknowledged that he is the attorney in fact for Kathy Whisenant, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2007.

2/22/09
Commission expires

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN