Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
**$185,000.00**

Affiant

Subscribed and sworn to before me this 1st day of February, 2010.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013




(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20100008618 DEEDWARR
Recvd: 02/11/10 13:25 2 pgs
Fees:13.00 Taxes:684.50

20100211-0010860

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jun Zai Pan**<br>**Wan Dan Lam** | **New Owner** | **Map/Parcel 174-11-0-A-098.00CO** |
| **1268 Blairfield Drive** | | |
| **Cane Ridge, TN 37013** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Henry Collins, Jr. and wife, Kimberly Collins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jun Zai Pan and wife, Wan Dan Lam**

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:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 20020712-0084136 and corrected by Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry Collins, Jr. and wife, Kimberly Collins, by Warranty Deed, from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20030602-0074764, Dated May 23, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20020712-0084136 and Instrument No. 20030210-0018021, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20060112-0004819, Register's Office for DAVIDSON County, Tennessee. Contract for sale and purchase of record in Instrument No. 20090717-0067332, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Instrument No. 20010815-0088360, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20010815-0088361, Register's Office for DAVIDSON County, Tennessee. Right of Way to United Telephone Company of record in Instrument No. 20060607-0067535, Register's Office for DAVIDSON County, Tennessee. Transmission Line Easement of record in Book 4428, page 565 and Book 4420, page 36, Register's Office for DAVIDSON County, Tennessee. Utilities Easement of record in Book 5078, page 476, Register's Office for DAVIDSON County, Tennessee. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, Register's Office for DAVIDSON County, Tennessee.

By Laws of record in Instrument No. 20000905-0087103, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

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 is **improved (X)** unimproved (____) property known as **1268 Blairfield Drive, Antioch, TN 37013.**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 4th day of February, 2010.

Henry Collins, Jr. by B. Scott Troxel Attorney in Fact
Henry Collins, Jr.
By: B. Scott Troxel, his Attorney-in-Fact

Kimberly Collins by B. Scott Troxel Attorney in Fact
Kimberly Collins
By: B. Scott Troxel, her Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **B. Scott Troxel**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Henry Collins, Jr. and Kimberly Collins** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Henry Collins, Jr. and Kimberly Collins, and is authorized by them to execute this instrument on their behalf.

This the 4th day of February, 2010.

My Commission Expires: 9/23/13

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100010CD**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**