WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deanie L. Gregory, Atty. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dawn M. Collins	Guaranty Trust Company	05115002304
4615 Saunders Avenue (NAME) ~~XXXXXXXXXXXX~~	316 Robert Rose Drive (NAME)	
Nashville, TN 37216 (ADDRESS) ~~Addison, MS 39220~~	Murfreesboro, TN 37129 (ADDRESS)	
(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, Christine R. Garner, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn M. Collins, an unmarried woman, 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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 7 on the Plan of the Craighead Lands of record in Minute Book 1, Pages 108 and 109 and in Plan Book 1, Page 20, Chancery Court at Nashville, described according to a survey made by J. R. Wauford & Company, Consulting Engineers, dated August 23, 1962, as follows:

BEGINNING on the westerly margin of Saunders Avenue at the southeast corner of the property conveyed to James E. Bates and wife by deed from Frank S. King, Jr., Trustee of record in Book 3502, Page 358, Register's Office for Davidson County, Tennessee; thence with said Bates southern boundary line, westerly 164.6 feet; thence south 2 deg. 22' west 90.3 feet; thence easterly 172.3 feet to the westerly margin of Saunders Avenue; thence with the same, north 2 deg. 31' west 90 feet to the beginning.

Being the same property conveyed to John W. Garner and wife, Christine R. Garner by Warranty Deed from Frank S. King., Jr., Trustee which deed is of record in Book 3644, Page 281 in the Register's Office for Davidson County, Tennessee. The said John W. Garner and wife, Christine R. Garner conveyed said property by Quitclaim Deed to John W. Garner, Trustee of the Revocable Trust Agreement of John W. Garner and Christine R. Garner, dated October 27, which deed is of record as Instrument No. 20061122-0144835, said Register's Office. Further, the said John W. Garner, Trustee under the Revocable Trust Agreement of John W. Garner and Christine R. Garner dated October 27, 2006 re-conveyed above described property by Quitclaim Deed to John W. Garner and wife, Christine R. Garner which deed is recorded as Instrument No. 20070420-0047319, said Register's Office. The said John W. Garner having since died.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF THE CRAIGHEAD LANDS OF RECORD IN MINUTE BOOK 1, PAGES 108 AND 109 AND IN PLAN BOOK 1, PAGE 20, CHANCERY COURT AT NASHVILLE, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 4615 Saunders Avenue, Nashville, TN 37216
(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.

Witness my hand this 13th day of October, 2010.

BILL GARRETT, Davidson County
Trans:T20100065455 DEEDWARR
Recvd: 10/15/10 10:38 2 pgs
Fees:13.00 Taxes:444.00
20101015-0082701

File No.: 2010-0185
TN Warranty Deed

Christine R. Garner

Christine R. Garner

By: Lynette Thompson

Lynette Thompson
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Lynette Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Christine R. Garner, acting as that person's agent and attorney in fact, and the said Lynette Thompson acknowledged that she executed the foregoing instrument as agent and attorney in fact for Christine R. Garner for the purposes therein contained.

WITNESS my hand and seal, this 13th day of October, 2010.

My Commission Expires:
March 03, 2014

Deanie L. Gregory

Notary Public, Deanie L. Gregory

