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Rudy Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068483 DEEDWARR
Recvd: 10/28/10 14:00 2 pgs
Fees:13.00 Taxes:980.50
20101028-0086404

R-AH-10-0407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Rochelle Caudell
Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Schindler	WELLS FARGO BANK, N.A. (NAME)	
407 Park Circle	P.O. BOX 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NEWARK, NJ 07101-4701	104-5-104.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL COLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA R. SCHINDLER , _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 16, MAP OF HARDISON AND YOUNG'S LOTS IN WEST END PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 190, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL COLLINS BY WARRANTY DEED FROM MICHAEL M. CASTELLARIN, TRUSTEE OF THE KING FAMILY TRUST, RECORDED ON THE 2ND DAY OF OCTOBER, 2009 IN INSTRUMENT NO. 20091002-0091956, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 190; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 407 Park Circle, Nashville, Tennessee 37205
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of October, 2010.

Michael Collins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903