Send Tax Statements To:
New Owner
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST; STE 300
MURFREESBORO, TN 37130

Return To

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St. Ste 300
Murfreesbor

BILL GARRETT, Davidson County
Trans:T20110019685 DEEDWARR
Recvd: 04/05/11 08:06 3 pgs
Fees:18.00 Taxes:527.25
20110405-0025899

Name and Address of New Owner:
Caitlin Mary McCollister
5333 Village Way
Nashville, TN 37211

Map and Parcel: 161-10-0A-61 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOHN J. MOCK and Wife, CONNI ELLISOR,** has this day bargained and sold and does hereby transfer and convey unto, **CAITLIN MARY MCCOLLISTER, an unmarried woman** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Being Lot No. 80, on the Plan of Village of Brentwood, Phase I, as of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John J. Mock, unmarried, by deed from James Lee, dated April 5, 2002, appearing of record in Instrument Number 20020408-0042935, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 6143, page 11, and in Book 6398, page 495, and in Book 6852, page 497, and in Book 6393, page 495, and in Book 8507, page 831; Articles of Incorporation (Charter) of Villages of Brentwood Homeowners' Association of record in Book 6158, page 353; and to any and all matters shown on the Plan of record in Plat Book 5200, page 613; all of said Register's Office.
>
> Conni Ellisor joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying, any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **CAITLIN MARY MCCOLLISTER, an unmarried woman,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of March, 2011.

John J Mock
John J. Mock by Conni Ellisor
By: Conni Ellisor, Attorney in Fact

Conni Ellisor
Conni Ellisor

Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Conni Ellisor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

30th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of March, 2011.

RHONDA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-17-2013

Rhonda D Davis
NOTARY PUBLIC

My Commission Expires: 6-17-13

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, **CONNI ELLISOR,** with whom I am personally aquainted and who acknowledged that he executed the foregoing instrument **(Warranty Deed)** for the purposes therein contained; and the said **CONNI ELLISOR,** to me known to be the person who executed the same as the free act and deed of the said **JOHN J. MOCK** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **JOHN J. MOCK**, and appearing of record In Instrument Number 20110405 0025898, in the Register's Office of Davidson County, Tennessee.

30th WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the day of March, 2011.

RHONDA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-17-2013

Rhonda D Davis
NOTARY PUBLIC

My Commission Expires: 6-17-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen
AFFIANT

SWORN to and subscribed before me,
this the 30th day of March, 2011.

Rhonda D Davis
NOTARY PUBLIC
My Commission Expires: 6-17-13

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-17-2013

TITLE & ESCROW, LLC
211 E. MAIN ST, STE. 300
CHATTANOOGA, TN 37408