File Box 8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua D.W. Collins and Heidi J. Collins	Avenue Bank	129-11-34.00
(NAME) 6334 Percy Drive	(NAME) 111 10th Ave. South Suite 200	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37203	
(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, I, Mary Jane K. Rich, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua D.W. Collins and spouse, Heidi J. Collins, 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:

Being Lot No. 179 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Neuhoff Lane at the corner of Lot Nos. 178 and 179; thence with the line between Lot Nos. 178 and 179, westerly 150 feet to a point in the east rear line of Lo No. 161; thence with the line between Lots 179, 161 and 162, southerly 116 feet to a point in the north margin of Percy Drive; thence with the margin of the same, easterly 125 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the westerly margin of Neuhoff Lane; thence with the margin of the same, northerly 91 feet to the point of beginning.

Being the same property conveyed to Thomas L. Rich and wife, Mary Jane K. Rich, by deed of record in Book 4478, Page 788, Register's Office for Davidson County, Tennessee. Thomas L. Rich died 05/03/10, leaving Mary Jane K. Rich as sole owner of said property.

unimproved

This is improved ☒ property, known as aka 921 Neuhoff Lane, Nashville, TN 37205
6334 Percy Drive, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20110023261 DEEDWARR
Recvd: 04/20/11 10:26 2 pgs
Fees:13.00 Taxes:802.90
20110420-0030426

Witness my hand this 15th day of April, 2011.

Mary Jane K. Rich

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane K. Rich, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of April, 2011.

Commission expires: ~~July 29, 2013~~

~~Tahira J. Pyszka~~ Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County