WARRANTY DEED

G-VRES-11-929

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00.

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/[illegible]/2013
(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
Katisha Moton	WELLS FARGO Bank, N.A.	
929 Southside Place (ADDRESS)	12854 Kenan Drive, 2nd Floor (NAME)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Jacksonville, FL 32258-7400 (ADDRESS) (CITY) (STATE) (ZIP)	105-2-502.00

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, we JOSHUA D. W. COLLINS AND HEIDI J. COLLINS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATISHA MOTON, A SINGLE PERSON , 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 54, EDGEHILL ESTATES, SECTION ONE HUNDRED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 25, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. X

BEING THE SAME PROPERTY CONVEYED TO JOSHUA D. W. COLLINS AND SPOUSE, HEIDI J. COLLINS BY WARRANTY DEED FROM MINNA COOK GIOIA AND JAN BAKER PASS, RECORDED ON THE 31ST DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060331-0036492, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4860, PAGE 25; RESTRICTIONS OF RECORD IN BOOK 4220, PAGE 723, BOOK 6236, PAGE 263; RESTRICTIONS SET OUT IN DEEDS OF RECORD AS INSTRUMENT NO. 20060331-0036492, 20050930-0117781, BOOK 6813, PAGE 841 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 929 Southside Place, Nashville, Tennessee 37203
(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.

BILL GARRETT, Davidson County
Trans:T20110023471 DEEDWARR
Recvd: 04/21/11 08:22 2 pgs
Fees:13.00 Taxes:536.13
20110421-0030671

Witness my/our hand(s) this 15th day of April, 2011.

Joshua D. W. Collins

Heidi J. Collins by Joshua D.W. Collins, attorney in fact.
Heidi J. Collins by Joshua D.W. Collins, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua D. W. 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 15th day of April, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of April, 2011, before me personally appeared Joshua D.W. Collins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Heidi J. Collins and who acknowledged he/she/they executed the same as the free act and deed of the said Heidi J. Collins.

Witness my hand and official seal, this the 15th day of April, 2011.

Notary Public

My Commission Expires: 10.16.11



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