WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110062994 DEEDWARR
Recvd: 10/10/11 10:43 3 pgs
Fees:18.00 Taxes:1942.50
20111010-0078490

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Collins and Lori Collins	SunTrust Mortgage Inc.	131070N00200 CO
(NAME)	(NAME)	
4310 Lone Oak #B	1001 Semmes Ave, RVW5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond Virginia 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Bobby G. Rouse Sr. and Denise Elizabeth Rouse**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Collins and Lori 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:

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Riched Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20061222-0158540, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Lone Oak Court of record in Plat Book 3300, page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby G. Rouse, Sr. and wife, Denise Elizabeth Rouse, by Warranty Deed from Elizabeth Ann Jackson, dated October 27, 2008 and filed of record in Instrument Number 20081029-0107831, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4310 Lone Oak #B, Nashville, TN 37215

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, has 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 our hands this **3rd** day of **August, 2011**

Bobby G. Rouse Sr.

Denise Elizabeth Rouse
by attorney in fact
Bobby Rouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Bobby G. Rouse Sr. and Denise Elizabeth Rouse**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **August, 2011**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of August, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bobby G. Rouse, Sr.**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Denise Elizabeth Rouse**, and acknowledged that he executed that same as the free act and deed of the said **Denise Elizabeth Rouse**.

WITNESS my hand and official seal this the 3rd day of August, 2011.

Notary Public

Commission Expires: 6-30-14

