WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069852 DEEDWARR
Recvd: 11/04/11 15:16 2 pgs
Fees:13.00 Taxes:777.00

20111104-0086562

JTG-11-4400

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00 :

Affiant

Subscribed and sworn to before me this 2nd DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(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
Valerie Volkert	Valerie Volkert	
4400 Belmont Park Terrace, #164	4400 Belmont Park Terrace, #164	
Nashville, TN 37215	Nashville, TN 37215	131-3-C-164.00 CO
(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 W. OVID COLLINS, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALERIE VOLKERT, 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 UNIT 164, ARDEN PLACE, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4955, PAGE 41, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO W. OVID COLLINS, JR., UNMARRIED BY WARRANTY DEED FROM ROBERT L. GWINN AND WIFE, ELIZABETH GWINN, RECORDED ON THE 22ND DAY OF FEBRUARY, 1979 IN DEED BOOK 5397, PAGE 755, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JACQUELINE COLLINS, SPOUSE OF W. OVID COLLINS, JR. JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THOMAS A. HIGGINS EXECUTES THIS DOCUMENT ON BEHALF OF W. OVID COLLINS, JR. AND JACQUELINE COLLINS PURSUANT TO THAT SPECIFIC POWER OF ATTORNEY DATED OCTOBER 25, 2011 OF RECORD IN INSTRUMENT 20111104-0086561, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 4955, PAGE(S) 41; BOOK 4754, PAGE 455, AMENDED IN BOOK 4819, PAGE 564, BOOK 4916, PAGE 277, BOOK 5019, PAGE 942, BOOK 5091, PAGE 66, BOOK 5129, PAGE 120, BOOK 5163, PAGE 394, BOOK 5231, PAGE 375, BOOK 5351, PAGE 592, BOOK 5514, PAGE 636 AND INSTRUMENT NO. 20070816-0098235; BOOK 4749, PAGE 634; BOOK 5091, PAGE 725, CORRECTED IN BOOK 5094, PAGE 501, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 4400 Belmont Park Terrace, #164, Nashville, Tennessee 37215

(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 2nd day of November, 2011.

W. Ovid Collins, Jr. by Thomas A. Higgins, Attorney in Fact

W. Ovid Collins, Jr. by Thomas A. Higgins,
Attorney in Fact

Jacqueline Collins by Thomas A. Higgins, Attorney - in - fact

Jacqueline Collins by Thomas A. Higgins,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of November, 2011, before me personally appeared Thomas A. Higgins 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 W. Ovid Collins, Jr. and who acknowledged he/she/they executed the same as the free act and deed of the said W. Ovid Collins, Jr.

Witness my hand and official seal, this the 2nd day of November, 2011.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/3/12

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of November, 2011, before me personally appeared Thomas A. Higgins 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 Jacqueline Collins, and who acknowledged he/she/they executed the same as the free act and deed of the said Jacqueline Collins.

Witness my hand and official seal, this the 2nd day of November, 2011.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

TMH

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