File 23771-8 BOX 14-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020181**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 29th day of February, 2012. Notary Public My Commission Expires: November 15, 2015

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120015603 DEEDWARR
Recvd: 03/02/12 13:57 2 pgs
Fees:13.00 Taxes:1646.50
20120302-0018549

WARRANTY DEED

Address New Owner: Meredith Collins and McLean Collins 2701 Natchez Trace Nashville TN 37212	Send Tax Bills To: Regions Bank P.O. Box 2153 Dept. 2520 Birmingham, AL 35287-2520	Tax Information: Tax Parcel ID No. 104-14-135.00

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, **Nathan W. Lyons, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Collins and McLean Collins, Wife and Husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 52 feet of the northerly 192 feet of Lot No. 25 on the plan of Belair, of record in Book 332, Page 6, said Register's Office, Davidson County, Tennessee.

Said part of Lot No. 25 fronts 52 feet on the West side of 28th Ave South and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Nathan W. Lyons by Warranty Deed from Richards W. Hill and Ashley P. Hill, III, recorded on the 28th day of January, 2011 in Instrument No. 20110128-0007676, in the Register's Office of Davidson County, Tennessee.

For further clarification or history on the ownership of the property by Richards W. Hill or Ashley P. Hill, III, see also Affidavits of Heirship recorded as Instrument No. 20120302-0018547 and Instrument No. 20120302-0018548, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page 6.

This is improved property located at 2701 Natchez Trace Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2012.

Nathan W. Lyons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan W. Lyons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2012.

Notary Public
My Commission Expires: _____

