BILL GARRETT, Davidson County
Trans:T20120015629 DEEDWARR
Recvd: 03/02/12 14:10 3 pgs
Fees:18.00 Taxes:555.00
20120302-0018571

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jerry F. Collier
8101 Whites Creek Pike
Joelton, TN 37080

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 071-12-0
PARCEL 119.00 & 120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Estate of JoAnn Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry F. Collier and wife, Yvonne C. Collier,** 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:

Tract 1

A lot or parcel of land, being a part of Lot 1 on the Plan of the Davis Subdivision of record in Book 8250, Page 659, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an iron pin marking the northeast corner of this lot and the southeast corner of Lot No. 2 on the Plan of the Davis Subdivision of record in Book 8250, Page 659, Register's Office for Davidson County, Tennessee; thence South 08 degrees 26 minutes 48 seconds West 107.23 feet to an iron pin; thence North 76 degrees 48 minutes 55 seconds West 49.97 feet to a point; thence North 08 degrees 20 minutes 08 seconds East 107.23 feet to an iron pin; thence with the southerly line of Lot 2 on said Plan South 76 degrees 12 minutes 52 seconds East 49.97 feet to the point of beginning.

Being the same property conveyed to Raymond Davis and wife, Joann Davis, by Warranty Deed from Forrest R. Thomason and wife, Linda R. Thomason, dated December 24, 1996 and filed of record in Book 10310, Page 798, Register's Office for Davidson County, Tennessee. The said Raymond Davis died on April 9, 2010 leaving the said Joann Davis as the surviving tenant by the entirety. The said Joann Davis died on August 24, 2010 and the property is conveyed by the Co-Executors pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 10P230, in the Probate Clerk's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 3 on the plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Jones Avenue and Cherokee Avenue; thence with the easterly margin of Jones Avenue, southwardly 110 feet to the northerly line of Lot No. 4; thence with said line eastwardly 100 feet; thence northwardly 113 feet, more or less, to the southerly margin of Cherokee Avenue; thence with said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Raymond E. Davis and wife, Joann Davis, by Quitclaim Deed from Robert W. Gregory, dated February 9, 1977 and filed of record in Book 5113, Page 968, Register's Office for Davidson County, Tennessee. The said Raymond E. Davis died on April 9, 2010 leaving the said Joann Davis as the surviving tenant by the entirety. The said Joann Davis died on August 24, 2010 and the property is conveyed by the Co-Executors pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 10P230, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 8250, Page 659 and in Book 332, Page 34, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1523 & 1531 Jones Avenue Nashville, TN 37207.**

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.

Witness our hands this 27th day of February, 2012.

Estate of JoAnn Davis

By: Raymond E Davis Jr
Raymond E. Davis, Jr., Co-Executor
Co-Executor

By: Mary J Simmons
Mary J. Simmons, Co-Executor
Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond E. Davis, Jr., and Mary J. Simmons, the bargainor(s) 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 27th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 1.1.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 1.1.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY