BILL GARRETT, Davidson County
Trans:T20120019748 DEEDWARR
Recvd: 03/19/12 14:30 2 pgs
Fees:13.00 Taxes:2575.20
20120319-0023263

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer IS $696,000.00. AFFIANT Subscribed and sworn to before me, this 15th day of March, 2012. Notary Public My Commission Expires: 01/07/2013

PHYLLIS A. DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Daniel J. France and Christina L. MacMurdo-France 1347 Otter Creek Road Nashville, TN 37215	SunTrust Mortgage 1001 Semmes Avenue Richmond, VA 23224	14510002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN R. COLLIER AND WIFE, ELIZABETH A. CHILTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DANIEL J. FRANCE AND WIFE, CHRISTINA L. MACMURDO-FRANCE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 121 on the Plan of Tyne Valley Estates, Section 8, of record in Book 3500, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bryan R. Collier and wife, Elizabeth A. Chilton by deed dated June 16, 2005, from Ed Link Hessey and wife, Dana F. Hessey, of record at Instrument No. 20050622-0071676, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3500, page 148, Register's Office for Davidson County, Tennessee.

3. Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 7776, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1347 Otter Creek Road 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of March, 2012.

Bryan R. Collier

Bryan R. Collier

By: Barbara Keith Payne Attorney in Fact
Barbara Keith Payne, Attorney-in-fact

Elizabeth A. Chilton

Elizabeth A. Chilton

By: Barbara Keith Payne Attorney in Fact
Barbara Keith Payne, 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, Barbara Keith Payne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 15th day of March, 2012.

GEORGE HUNTFORD JR. NOTARY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires MAR. 3, 2015

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