WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Connie L. Inmls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2012.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120030166 DEEDWARR
Recvd: 04/25/12 10:07 2 pgs
Fees:13.00 Taxes:555.00
20120425-0035325

THIS INSTRUMENT WAS PREPARED BY - Return To:
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry David Collins	Jerry David Collins	
(NAME)	(NAME)	
1006 Bingham Drive	1006 Bingham Drive	03300018200
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120489

For and 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, Robert L. Wright**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jerry David Collins and Brenda Elaine 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 17 on the Plan of Plantation Estates, Section 5, of record in Plat Book 5210, page 219, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Tina M. Wright and Robert L. Wright, as joint tenants with the right of survivorship by Warranty Deed from Tina M. Wright of record in Instrument No. 20110712-0053195, Register's Office for Davidson County, Tennessee. Said Tina M. Wright now being deceased.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4257, page 913, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1006 Bingham Drive, Goodlettsville, TN 37072

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of April, 2012.

Robert L. Wright

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert L. Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert L. Wright executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2012.

Commission expires: April 23, 2013



Melissa D. Rogers Notary Public