BOX 10-A

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**ADDRESS NEW OWNER**
Ophelia Morris
2110 Paula Drive
Madison, TN 37115

**MORTGAGEE**
First Community Mortgage, Inc.
750 Old Hickory Boulevard
Building One, Suite 262
Brentwood, TN 37027

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 034-03-0
PARCEL 013.00

BILL GARRETT, Davidson County
Trans:T20120048468 DEEDWARR
Recvd: 07/02/12 10:40 2 pgs
Fees:13.00 Taxes:684.50
20120702-0057750

# 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, **Dorothy Ruth Collier, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ophelia Morris,** 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:

**Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Shepherd Hills, Section 4, of record in Book 2854, Page 100, Register's Office for Davidson County, Tennessee.**

**Said lot fronts 170 feet on the northwesterly side of Paula Drive and runs back 385 feet on the southwesterly line and 190 feet on the northeasterly line to a dead line in the rear on which it measures 257 feet.**

**Being the same property conveyed to James W. R. Collier and wife, Dorothy Ruth Morgan Collier, by Warranty Deed from Versa Mai Walsh, dated November 15, 1962 and filed of record in Book 3462, Page 587, Register's Office for Davidson County, Tennessee. The said James W. R. Collier has died on October 1, 2007 leaving the said Dorothy Ruth Morgan Collier as the surviving tenant by the entirety. Dorothy Ruth Morgan Collier and Dorothy Ruth Collier are one and the same person**

**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 Plat Book 2854, Page 100, 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 **2110 Paula Drive Madison, TN 37115.**

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 29th day of June, 2012.

Dorothy Ruth Collier

Dorothy Ruth Collier

By: Donna M. Wilson Attorney In Fact
Donna M. Wilson Attorney in Fact

Dorothy Ruth Collier

Dorothy Ruth Collier

By: Ralph Douglas Collier Attorney in Fact
Ralph Douglas Collier Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 29th day of June, 2012, before me personally appeared Donna M. Wilson and Ralph Douglas Collier, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Dorothy Ruth Collier, and who acknowledged that they executed the same as the free act and deed of Dorothy Ruth Collier.

Witness my hand and official seal this 29th day of June, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY DEAN ROBINSON

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of June, 2012.

NOTARY PUBLIC

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

My Commission Expires: _____