Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0955

BILL GARRETT, Davidson County
Trans:T20120076314 DEEDWARR
Recvd: 10/08/12 15:25 2 pgs
Fees:13.00 Taxes:839.53
20121008-0092109

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,900.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2012

Notary Public
Commission Expires: 4-7-16

CHRIS MULLEN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Martens 6932 Sunnywood Drive Nashville, TN 37211	NEW OWNER	178-09-0A- 150.00CO

WARRANTY DEED

FOR AND IN 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/WE,

Kevin J. Collins and wife, Kimberly Collins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Martens and wife, Brenda Martens

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. 206 as shown on the Plan of Section Two, Lennox Village II (formerly Addition to Sugar Valley), of record in Instrument No. 20030203-0014134, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Kevin J. Collins and wife, Kimberly Collins, by Warranty Deed from Regent Development, LLC, d/b/a Regent Homes, a Tennessee Limited Liability Company, dated 1/30/04 and recorded 2/3/04 in Instrument No. 20040203-0013095, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6932 Sunnywood Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of October, 2012.

Kevin J. Collins

Kimberly Collins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Kevin J. Collins and Kimberly Collins
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 at Brentwood, Tennessee this 1st day of October, 2012.

Notary Public
My Commission Expires: 1-18-16

CHRIS MULE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

(Notary Seal)