THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120079972 DEEDWARR
Recvd: 10/22/12 11:53 2 pgs
Fees:13.00 Taxes:1324.23

20121022-0096507

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 357,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2012

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Kahn	Richard E. Kahn	MAP 131120B
P.O. Box 3703	P.O.Box 3703	PARCEL 00200CO
Brentwood Tennessee 37024	Brentwood Tennessee 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **K. Clark Collins, Jr. and P. Craig Collins and Cory H. Collins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Kahn, unmarried**

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:

Unit No. 1-B on the Plan of Robin Springs, a Horizontal Property Regime, as of record in Book 6250 page 170 and Book 6250 page 76, Registers Office for Davidson County, Tennessee, said regime having been established by Master Deed of record in Book 6401 page 431 and amended in Book 10173 page 487, said Registers Office. The easements, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401 page 431 and amended in Book 10173 page 487, are incorporated in this deed by reference and made a part thereof the same as though copied herein. Included in the above description but excluded from the conveyance herein is that portion of the above described property described in the Consent Order recorded as Instrument No. 20120914-0083631, in favor of Tennessee Department of Transportation, for roadway purposes.

Being the same property conveyed to Mary H. Collins by quitclaim deed from Kenneth C. Collins, of record in Book 11313 page 337 dated January 22, 1999, said Registers Office. Mary H. Collins having since died on January 18, 2011, with her spouse Kenneth C. Collins having predeceased her. The Last Will & Testament of Mary H. Collins having been filed in Fulton County, Georgia, Probate Docket No. 219866, devised the subject property to her sons, K. Clark Collins, Jr., P. Craig Collins and Cory H. Collins.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **109 Robin Springs 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 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 _____ hand( ) this the 17 day of October, 2012.

K. Clark Collins, Jr.

P. Craig Collins by K. Clark Collins, Jr., Attorney-in-Fact
P. Craig Collins by K. Clark Collins, Jr., Attorney-in-Fact

Cory H. Collins by K. Clark Collins, Jr., Attorney-in-Fact
Cory H. Collins by K. Clark Collins, Jr., Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **K. Clark Collins, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of October, 2012.

My Commission expires April 27, 2014

Notary Public

VANVARA SOK SEREY
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 27, 2014
FULTON COUNTY, GEORGIA

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **K. Clark Collins, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **P. Craig Collins and Cory H. Collins**, as their Attorney in Fact, as the free act and deed of the within named **P. Craig Collins and Cory H. Collins.**

Witness my hand and official seal this the 17 day of October, 2012.

My Commission expires April 27, 2014

Notary Public

VANVARA SOK SEREY
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 27, 2014
FULTON COUNTY, GEORGIA