Return To:

FOUNDATION
TITLE AND ESCROW, LLC
21672 1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,750.00
Ashley Salisbury
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2013
Connie J Buchanan
Notary Public
MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Oatsvall	Mortgage Investors Group	150120C00700CO
(NAME)	(NAME)	
3529 Mount View Ridge Dr	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Christopher M. Collins and Sharon A. Collins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Oatsvall, an unmarried person**, 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 all of Lot Number 7, on the Plan of Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, page 36, amended in Instrument Number 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Christopher M. Collins and Sharon A. Collins, by Warranty Deed from Mortgage Guaranty Insurance Corporation dated December 23, 2004 of record in Instrument No. 20050104-0001105 and re-recorded in Instrument No. 20050107-0002899, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3529 Mount View Ridge Dr, Antioch, TN 37013

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, has 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.

BILL GARRETT, Davidson County
Trans:T20130014982 DEEDWARR
Recvd: 02/22/13 11:05 2 pgs
Fees:13.00 Taxes:424.58
20130222-0017897

Witness our hands this 13th day of February, 2013

X _____
Christopher M. Collins

X _____
Sharon A. Collins

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, the undersigned authority, **Christopher M. Collins and Sharon A. Collins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of February, 2013

X _____
Notary Public

My commission expires: Feb 14, 2013

DOROTHY J. MILLER
Notary Public - Arizona
Pima County
My Comm. Expires Feb 14, 2013