BILL GARRETT, Davidson County
Trans:T20130037697 DEEDWARR
Recvd: 05/06/13 15:03 4 pgs
Fees:23.00 Taxes:2775.00
20130506-0045663

THIS INSTRUMENT PREPARED BY: JACK ROBINSON, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me this 3rd day of May, 2013. Notary Public My Commission Expires:

MARY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

Address New Owner As Follows: John T. Whitaker and Anne B. Whitaker 5830 Hillsboro Pike Nashville, TN 37215	Send Tax Bills To: Regions Bank 2050 Parkway Office Cirle Birmingham, AL 35244	Map-Parcel Number: 144 00 0 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT D. COLLINS AND WIFE, ELIZABETH C. COLLINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN T. WHITAKER AND WIFE, ANNE B. WHITAKER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly line of the property conveyed to Harold Hassenfelt and wife, by deed from Charles C. Flanery and Wife, of record in Book 2337, page 619, Register's Office, said point being the southeast corner of the property conveyed to E. B. Stolman and wife, by deed of record in Book 2396, page 117, said Register's Office; thence along Hassenfelt's westerly line and along a fence, South 4 degrees, 45' East 147.5 feet to a point; South 21 degrees, 45' East 67.5 feet to a post and locust tree; South 2 degrees, West

162 feet to a post at a gate; thence North 70 degrees, West 601 feet to a point in Fred Rule's southeast corner; thence along Rule's easterly line, North 10 degrees, 30' East 340 feet to a point in. Stolmans corner; thence along Stolman's southerly line, South 70 degrees 30' East 510.7 feet to the point of beginning.

Being the same property conveyed to Robert D. Collins and Elizabeth C. Collins by Quitclaim Deed from Jack W. Robinson, Sr., Trustee for the express purpose of creating a tenancy in common of record in Instrument# 20006020055104; said property having been previously conveyed to Robert D. Collins and wife, Elizabeth C. Collins by deed dated April 20, 1959, from Charles C. Flanery and wife, Geneva White Flanery of record in Book 2904, page 267, both in the Register's Office for Davidson County, Tennessee.

Together with the Agreement for Dedication of Easement for a Water Service Line of record in Book 8547, page 419, in the Register's Office for Davidson County, Tennessee.

Together with that certain easement for ingress and egress and other matters, as set out in the Shared Access Easement of record as Instrument No. 20130506004 5662, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Terms of the conditions of the restriction that the property be used for residential purposes only as contained in the Warranty Deed to William A. Byrn, Jr. of record in Book 1915, page 529, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the restrictions as contained in the Deed to Howard M. Werthan and wife, Heloise I. Werthan of record in Book 1142, page 613, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the Contract by and between J.L. Webb and W.A. Byrn regarding connection to the water main, construction of extension and easements for maintenance as of water main of record in Book 872, page 519, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the conveyance of one water tap to Robert D. and Elizabeth Collins as contained in the Warranty Deed of record in Book 2904, page 267, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of any liability in connection with the water main serving property for W.A. Byrn as contained in the Deed to A.D. Hagerty and wife of record in Book 1286, page 663, in the Register's Office for Davidson County, Tennessee.

7. Terms and conditions regarding the construction or use of existing roadway or driveway for a right of way to Hillsboro Road as outlined in the Warranty Deed to William A. Byrn, Jr. of record in Book 1915, page 529, in the Register's Office for Davidson County, Tennessee.

8. Terms and conditions of the easement over a gravel road and rights to construct or provide a different road of equal type and quality for ingress and egress to Hillsboro Road as contained in the Warranty Deed to E. R. Stolman and wife, Luas Stolman of record in Book 2396, page 117 and as also shown on the Deed to Robert D. and Elizabeth Collins of record in Book 2906, page 267, both in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for a Water Service Line by and between Heloise Werthan Kuhn and Robert D. Collins et ux of record in Book 8547, page 419, in the Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary sewers and/or storm Drainage to Metropolitan Government of Nashville and Davidson County, of record in Book 7985, page 512, said Register's Office.

11. Shared Access Easement by and between Robert D. Collins and Elizabeth C. Collins and Heloise I. Werthan Khun of record as Instrument No. 20130506004566 2, Register's Office for Davidson County, Tennessee.

12. Terms and conditions of an easement for Hillsboro Road within bounds of said property as shown on the Deed to Howard M. Werthan and wife, Heloise I. Werthan of record in Book 3099, page 492, in the Register's Office for Davidson County, Tennessee. (Access Easement Tract)

13. Terms and conditions of the easements and restriction regarding right of way to Hillsboro Road and the building line for said property as contained in the Deeds to Howard M. Werthan and wife, Heloise I. Werthan for adjacent property of record in Book 1142, page 613 and in the Deed to Howard M, Werthan and wife, Heloise I. Werthan for this tract of record in Book 3099, page 492, in the Register's Office for Davidson County, Tennessee. (Access Easement Tract)

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7985, page 479, in the Register's Office for Davidson County, Tennessee. (Access Easement Tract)

This is improved property known as: **5830 Hillsboro Pike, 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 3rd day of May, 2013.

Robert D. Collins
ROBERT D. COLLINS

Elizabeth C. Collins
ELIZABETH C. COLLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT D. COLLINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2013

(Seal) AMY L. SOWNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amy L. Sowney
Notary Public

My Commission Expires: 3/7/17

MY COMMISSION EXPIRES March 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH C. COLLINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2013

(Seal)



Notary Public

My Commission Expires: 3/7/17