WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130043179 DEEDWARR
Recvd: 05/23/13 10:31 2 pgs
Fees: 13.00 Taxes: 388.87

20130523-0052169

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

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
Randy Patrick and Tracey Patrick	New Owner	11915000300
(NAME)	(NAME)	
2906 Mashburn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **John P. Collier and Kay C. Green, Successor Trustees of The John R. and Vivian P. Collier Revocable Living Trust and John P. Collier and Kay C. Green, Individually**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randal A. Patrick and wife, Tracey L. Patrick**, 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. 13 on the plan of Mashburn Heights, Section 2, as of record in Book 1835, page 93, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The John R. and Vivian P. Collier Revocable Living Trust by deed from John R. Collier and Vivian P. Collier dated December 12, 1995 of record in Book 9888, page 82, Register's Office of Davidson County, Tennessee. Both John R. Collier and Vivian P. Collier are deceased and John P. Collier and Kay C. Green are the successor trustees of the John R. and Vivian P. Collier Revocable Living Trust. John P. Collier and Kay C. Green are also the heirs at law of John R. Collier as stated in Affidavits of Heirship of record in Instrument No 20130523-0052167 and Instrument No 20130523-0052168 and are joining in the execution of this instrument in order to convey any individual interest that John R. Collier and Vivian P. Collier may have retained as result of conveying the property to the trust and not to the trustees of the trust.

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 2906 Mashburn 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 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.

Witness our hands this **6th** day of **May, 2013**

John P. Collier, Successor Trustee

Kay C. Green, Successor Trustee

John P. Collier, Individual

Kay C. Green, Individual

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John P. Collier and Kay C. Green, Successor Trustees of the John R. and Vivian P. Collier Revocable Living Trust**, and John P. Collier and Kay C. Green, individually, 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 **6th** day of **May, 2013**

* in the capacity and

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016