File Box 8

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-14-2017
(AFFIX SEAL)

WARRANTY DEED

G-FC-13-198

BILL GARRETT, Davidson County
Trans:T20130056386 DEEDWARR
Recvd: 07/02/13 15:06 2 pgs
Fees:13.00 Taxes:555.00
20130702-0068461

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Home Buyers Network,	New Owner (NAME)	
198 37th Avenue North (ADDRESS)	(ADDRESS)	104-1-138.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH H. COLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMERICAN HOME BUYERS NETWORK, INC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE WESTERLY 150 FEET OF LOT NO. 29 ON THE MAP OF A SUBDIVISION OF THE NORTHWEST PART OF THE WEST END LAND COMPANY PROPERTY, AS OF RECORD IN BOOK 421, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID PART OF SAID LOT FRONTS 66 FEET ON THE EASTERLY SIDE OF 37TH AVENUE NORTH, FORMERLY PILCHER STREET, AND RUNS BACK BETWEEN LINES 150 FEET TO A DEAD LINE, MEASURING 75 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARL E. COLLINS AND WIFE, SARAH H. COLLINS BY WARRANTY DEED FROM JAMES DONALD WILLIAMS AND WIFE, DRUCILLA WILLIAMS, RECORDED IN DEED BOOK 3571, PAGE 429, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CARL E. COLLINS HAVING DIED MAY 20, 2001 LEAVING PROPERTY TO HIS WIFE, SARAH H. COLLINS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 152 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 198 37th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of June, 2013.

Sarah H. Collins by Andrea Kelley Tabor, Attorney in Fact.

Sarah H. Collins by Andrea Kelley Tabor,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ANDREA KELLEY TABOR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH H. COLLINS and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH H. COLLINS.

Witness my hand and official seal, this the 28th day of June, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903