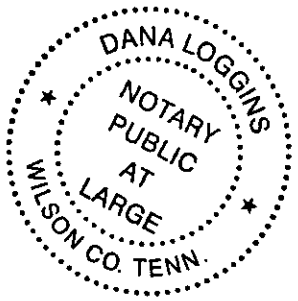
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Kimeka M. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130056671 DEEDWARR
Recvd: 07/03/13 10:34 2 pgs
Fees:13.00 Taxes:295.63

20130703-0068781

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimeka M. Collins	Wells Fargo Bank, N.A.	053-080-10100
(NAME)	(NAME)	
213 28th Street	1616 W. 17th St., Floor 1	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tempe, AZ 85281-6217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Fredda M. Lee, unmarried and Linda P. England Unmarried, as joint tenants**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimeka M. Collins, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 14 of Section 9, on the plan of Dabbs & Elliot Subdivision No. 1, of record in Plat Book 547, Page 97, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Fredda M. Lee, unmarried and Linda P. England, unmarried as joint tenants by Deed from Secretary of Housing and Urban Development of Washington D.C., dated 03/05/2013 and filed for record on 03/11/2013 in Instrument 20130311002381 8, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 547, Page 97, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 213 28th Street, Old Hickory, TN 37138
(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/or 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/or 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 27 day of June, 2013

Fredda M. Lee

Linda P. England

State of Tennessee
County of Wilson

Personally appeared before me Fredda M. Lee and Linda P. England, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2013.

Notary Public
My Commission Expires: 8/3/15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.