Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130071464 DEEDWARR
Recvd: 08/19/13 14:51 3 pgs
Fees:18.00 Taxes:1387.13
20130819-0087154

ADDRESS NEW OWNER:
Gail A. Katz
75 Trotwood Down
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
1 Mortgage Way
Mt. Laurel, NJ 08054

MAP	**172-1**
GROUP	**A**
PARCEL	**99.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jack S. Collier and wife, Mary-Margaret Collier,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Gail A. Katz, an unmarried woman,** hereinafter called the GRANTEE, her 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. 99 on the Plan of Copperfield Revised, of record in Plat Book 6900, page 555, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack S. Collier and wife, Mary-Margaret Collier by deed dated August 15, 2000 from Kay McDonald, an unmarried woman of record in Instrument no. 20000817-0081455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **75 Trotwood Down, Brentwood, Tennessee 37027.**

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **15th** day of **August, 2013.**

Jack S. Collier by Diane Wright, attorney in fact

Jack S. Collier, by Diane Wright, as attorney-in-fact

Mary-Margaret Collier by Diane Wright, attorney in fact

Mary-Margaret Collier, by Diane Wright, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney ion Fact for **Jack S. Collier and Mary-Margaret Collier, the bargainors,** and as Attorney in Fact, she executed the within Warranty Deed for the purposes therein contained by signing the name of **Jack S. Collier and Mary-Margaret Collier** as their free act and deed..

WITNESS my hand and official seal this 15th day of August, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $374,900.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of August, 2013.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014