Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY W. BIANUCCI, ET UX	**SAME**	**090-16-0-086.00**
(NAME) **21014 CISCO DRIVE**	(NAME)	
(ADDRESS) **LEESBURG, VA 20175**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, VIRGINIA COLLINS SNYDER, DANIEL FRANKLIN COLLINS, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MS. JOE LENA COLLINS, DECEASED, AND TREVA O. COLLINS, HAROLD ALLEN COLLINS, KARIN COLLINS FALLON AND BELINDA ANN COLLINS, BEING ALL THE HEIRS AT LAW OF HAROLD EDWARD COLLINS, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY W. BIANUCCI AND WIFE, BARBARA A. BIANUCCI,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 212 on the Plan of Charlotte Park, Section III, as of record in Plat Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 212 fronts 62 feet on the northerly side of Henry Ford Drive and extends back 107.5 feet on the westerly line and 136.5 feet on the easterly line to a dead line in the rear on which it measures 94 feet.

Being the same property conveyed to Miss Joe Lena Collins, by deed from C. E. Francis and wife, Fannie J. Francis, of record in Book 3616, page 217, dated August 31, 1963, said Register's Office . The said Miss Joe Lena Collins has since died, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P923. The Will devised the subject property to Virginia Collins Snyder, Daniel Franklin Collins and the Heirs at Law of Harold Edward Collins who predeceased Miss Joe Lena Collins and left as his sole heirs at law, Treva O. Collins, Harold Allen Collins, Karin Collins Fallon and Belinda Ann Collins.

This conveyance is subject to matters shown on the plan of record in Plat Book 2663, page 70; Agreement by and between Consolidated Development, Inc., and the City of Nashville, of record in Book 2593, page 566 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Affidavit of Heirship as to the Heirs at Law of Harold Edward Collins of record as Instrument No. 20130827-0090181, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6212 HENRY FORD DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130075074 DEEDWARR
Recvd: 08/29/13 15:20 2 pgs
Fees: 13.00 Taxes: 323.75
20130829-0091508

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, 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 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 hand(s) this 28th day of August, 2013.

Virginia Collins Snyder
VIRGINIA COLLINS SNYDER

Daniel Franklin Collins
DANIEL FRANKLIN COLLINS

Belinda Ann A. Collins
BELINDA ANN COLLINS

Harold Allen Collins
HAROLD ALLEN COLLINS

Karin Collins Fallon
KARIN COLLINS FALLON

Treva O. Collins
TREVA O. COLLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Collins Snyder, Daniel Franklin Collins, Belinda Ann Collins, Harold Allen Collins and Treva O. Collins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2013.

My commission expires: 5-5-2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF ~~CONNECTICUT~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karin Collins Fallon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of August, 2013.

My commission expires: 5-5-2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public