# WARRANTY DEED

R-VRES-13-71

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Clarice Collins
Affiant

Subscribed and sworn to before me this 9th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

**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 |
|---|---|---|
| Clarice Collins | Phil Travis | |
| 71 Abingdon Ct. | (NAME) 3008 Poston Avenue | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Nashville TN 37203 | 160-11-0A-009.00 |
| (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 RICHARD C. LINDNER AND WIFE, STEPHANIE S. LINDNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLARICE COLLINS, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF HEMMINGWOOD, PHASES I, II, III AND IV OF RECORD IN PLAT BOOK 6900, PAGE 6, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD C. LINDNER AND WIFE, STEPHANIE S. LINDNER BY DEED FROM ROBERT HANKINS, JR. AND WIFE, JUDITH E. HANKINS OF RECORD IN BOOK 10989, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 19, 1998 RECORDED ON JUNE 23, 1998.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 71 Abingdon Ct, Brentwood, Tennessee 37027
(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.

BILL GARRETT, Davidson County
Trans:T20130078637 DEEDWARR
Recvd: 09/11/13 10:16 2 pgs
Fees:13.00 Taxes:2016.50
20130911-0095795

Witness my/our hand(s) this 9th day of September, 2013.

Richard C. Lindner

Stephanie S. Lindner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. LINDNER AND STEPHANIE S. LINDNER, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2013.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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