WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/13 12:14 3 pgs
Fees:18.00 Taxes:419.21
20130917-0097880

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $113,300.00.

Affiant

Subscribed and sworn to me on September 16, 2013.

NOTARY PUBLIC
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William C. Collins and Susan C. Collins 649 Springlake Drive Franklin, TN 37064	649 Springlake Drive, Franklin, TN 37064	172120D5600CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin T. Wagster, a single person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto William C. Collins and Susan C. Collins, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. Y-8, as shown on the plan of The Town Center Homes at Lenox Village, Section III, filed as Exhibit A to and established by the Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument No. 20020315-0032826, subject property annexed to said Declaration by Instrument No. 20060120-0007914 and corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property Manuel S. Taylor, an unmarried man by warranty deed of Regent Homes, LLC., a Tennessee limited liability company, dated January 5, 2007, of record in Instrument No. 20070108-0003133, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Benjamin T. Wagster, a single person, by Deed from Manuel S. Taylor, of record in Instrument No. 20110504-0034319, said Register's Office.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR do covenant with the said GRANTEES 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Benjamin T. Wagster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 16, 2013, before me personally appeared Benjamin T. Wagster to me known (or proved to me on the basis of satisfactory evidence) to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 16th day of September, 2013.

Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14