WARRANTY DEED	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 10/09/13 08:04 3 pgs Fees:18.00 Taxes:301.18 **20131009-0105875**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $81,400.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF October, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
86 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Shandie Christy & Joseph Christy **285 Martingale Drive** **Old Hickory, Tennessee 37138**	**Same**	**04414002400**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Peggy Ann Collins, *(hereinafter called "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Peggy Ann Collins, Shandie Christy and Joseph Christy, as joint tenants in common with right of survivorship, *(hereinafter called "Grantees")*, as tenants by the entirety with rights of survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 285 of Block 1 on the map of Cumberland Terrace, Part 1, as of record in Book 1424, Page 49, Register's Office for said County.
>
> Said Lot No. 285 fronts 75 feet on the easterly side of Martingale Drive and runs back 184.8 feet on the northerly line and 252 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way, measuring 150 feet thereon.

Source of Grantor's interest is a Warranty Deed dated February 22, 1978, and recorded on April 4, 1978, in Deed Book 5269 Page 240, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **285 Martingale Drive, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of October, 2013.

GRANTOR:

Peggy Ann Collins

PEGGY ANN COLLINS

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared PEGGY ANN COLLINS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of October, 2013.

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Exp. 2-4-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires: 5/24/2017