(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105322 DEEDWARR
Recvd: 12/18/13 10:17 2 pgs
Fees:13.00 Taxes:819.92

20131218-0127781

R-VRES-13-4233

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,600.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Thomas R. Allyn	Same as New Owner	
4426 Meadowlark LN	(NAME)	
(ADDRESS)	(ADDRESS)	
Santa Barbara, CA 93105		087-02-0-054.00
(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, I/we GORDON F. COLLINS AND SUSAN A. COLLINS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS R. ALLYN, MARRIED, 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. 124 ON THE PLAN OF NEW HOPE MEADOWS - PHASE I, FIRST REVISION OF RECORD IN PLAT BOOK 6900, PAGE 653, 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 GORDON F. COLLINS AND SUSAN A. COLLINS, HUSBAND AND WIFE BY WARRANTY DEED FROM JAMES T. MILLER AND WIFE, LISA B. MILLER OF RECORD AT INSTRUMENT NO. 20100806-0062104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 29, 2010 AND RECORDED ON AUGUST 06, 2010.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE 653; BOOK 7664, PAGE 465; BOOK 7557, PAGE 377, AS AMENDED IN BOOK 7567, PAGE 103, BOOK 7934, PAGE 796 AND INSTRUMENT NO. 20030106-0001976; BOOK 7525, PAGE 935; BOOK 7079, PAGE 196 AND BOOK 7083, PAGE 435; BOOK 7557, PAGE 356, AS AMENDED IN BOOK 7567, PAGE 106 AND INSTRUMENT NO. 20030106-0001977, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4233 New Hope Meadow Road, Hermitage, Tennessee 37076
(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.

Witness my/our hand(s) this 12th day of December, 2013.

Gordon F. Collins by Aubrey Collins as Attorney in Fact

Gordon F. Collins by Aubrey Collins as Attorney in Fact

Susan A. Collins by Aubrey Collins as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared AUBREY COLLINS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GORDON F. COLLINS AND SUSAN A. COLLINS and who acknowledged he/she/they executed the same as the free act and deed of the said GORDON F. COLLINS AND SUSAN A. COLLINS.

Witness my hand and official seal, this the 12th day of December, 2013.

Megan Paulus
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