BILL GARRETT, Davidson County
Trans:T20140010872 DEEDWARR
Recvd: 02/14/14 13:05 3 pgs
Fees:18.00 Taxes:388.50
20140214-0013211

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christopher D. Bushong
2920 Leatherwood Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

New Owner

MAP 96.10
GROUP
PARCEL 0118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Peggie Ruth Black Collins, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher D. Bushong, an unmarried man**, 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:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **2920 Leatherwood Drive, Nashville, Tennessee 37214.**

*Roy N. Collins, spouse of Peggie Ruth Black Collins, hereby joins in this conveyance for the purposes of transferring all his right, title, and interest in said property, marital or otherwise, to the Grantee herein

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant

and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hands this the ~~31st~~ day of **January, 2014.**

Peggie Ruth Black Collins

Roy N. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Peggie Ruth Black Collins and Roy N. Collins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of January, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

Cadosta Thomas
AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2014.

Jessica N. Brooks
NOTARY PUBLIC

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-13-17

Exhibit "A"

Being Lot No. 265 on the Plan of Cloverhill Subdivision, Section 5, of record in Plat Book 2133, page 88, Register's Office, Davidson County, Tennessee to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John Charles Black and wife, Beulah E. Black, by deed of record in Book 9328, page 754, Register's Office, Davidson County, Tennessee, and the said Beulah E. Black having predeceased her said husband, John Charles Black, and the said John Charles Black having since died intestate, being the same property inherited by Peggie Ruth Black Collins and John Henry Black, equally from their father, John Charles Black, deceased, as evidenced by an Affidavit of Heirship being recorded simultaneously herewith, as Instrument No 20140214-0013210 Register's Office, Davidson County, Tennessee; and further being the same property in which John Henry Black conveyed his one-half interest (½) to Peggie Ruth Black Collins by Quitclaim Deed of record in Instrument No. 20061205-0149694, said Register's Office, Davidson County, Tennessee.