WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014739 DEEDWARR
Recvd: 03/04/14 13:13 2 pgs
Fees:13.00 Taxes:2504.90
20140304-0018101

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. 5/27/2017

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of February, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Collins, Jr. and Rebecca H. Collins	Captstar Bank D/B/A Farmington Mortgage	116 10 0 082.00
(NAME)	(NAME)	
205 Jackson Blvd	2002 Richard Jones Road Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Fatima Telwar**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert D. Collins, Jr. and Rebecca H. Collins, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 18 in A. M. Bransford's Subdivision of Lots No. 29, 30, 31, 32, 33, 34 and 45, First Belle Meade Subdivision, of record in Book 421, page 139, Register's Office of Davidson County, Tennessee and further described as follows:

Said northerly one-half of said Lot No. 18 fronts 100 feet on the southerly side of Jackson Boulevard and runs back between parallel lines, 201 feet on its easterly margin and 196.5 feet on its westerly margin to a dead line.

BEING the same property conveyed to Fatima Telwar by Warranty Deed from Edward A. Prater and Amy L. Prater Katz, both unmarried dated November 22, 2006, of record in Instrument No. 20061130-0148008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 205 Jackson Blvd, Nashville, TN 37205

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 heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 Grantees, 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 our hands this 24th day of February, 2014

Fatima Telwar By BW, Her Attorney in Fact

Fatima Telwar by Ben Wilson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben Wilson** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Fatima Telwar** and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst. No. 20140304-0018100 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 24th day of February, 2014

Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY