THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030305** BILL GARRETT, Davidson County Trans:T20140019788 DEEDWARR Recvd: 03/25/14 11:16 2 pgs Fees:13.00 Taxes:795.50 20140325-0024375	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Jeffrey C Collins and Molly F Collins 1313 Greenwood Avenue Nashville, TN 37206	Send Tax Bills To: ~~New Owner~~ USAA 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 08301030300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Chaffin Smith, unmarried and Meghan L. Bates, unmarried as joint tenants with the right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey C. Collins and Molly F. Collins, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, MAP OF JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, as shown on plat of record in Plat Book 332, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia Chaffin Smith, unmarried and Meghan L. Bates, unmarried as joint tenants with the right of survivorship by Warranty Deed from Michael Faciszewski, a single person, recorded on the 20th day of January, 2009 in Instrument No. 20090120-0004840, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, as recorded in Plat Book 332, Page(s) 4.

This is improved property located at 1309 Greenwood Avenue Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2014.

Patricia Chaffin Smith

Meghan L. Bates,
by Kelly Dougherty as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia Chaffin Smith**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly Dougherty**, with whom I am personally acquainted, and who acknowledged that she is the **Attorney-in-fact for Meghan L. Bates**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th ~~day of~~ March, 2014.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017