WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031614 DEEDWARR
Recvd: 05/07/14 13:05 2 pgs
Fees:13.00 Taxes:1293.15
20140507-0039026

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Kevin Stinson Jr.	New Owner	098-13-0C-181.00
(NAME)	(NAME)	
3820 Leona		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Elizabeth M. Collier, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Kevin Stinson, Jr and Atha Stinson, 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 Lot 174, as shown on the map entitled the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth M. Collier, married by deed from Frank Batson Homes, Inc., of record in Instrument No. 20070913-0109736, dated September 12, 2007, said Register's Office.

F. Tyler Collier joins in the execution of this Warranty Deed to convey any and all marital interest he may have in and to the said property.

unimproved ☐

This is improved ☑ property, known as 3820 Leona, Hermitage, TN 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 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, 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 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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 29th day of April, 2014.

F. Tyler Collier

Elizabeth M. Collier

STATE OF Georgia

COUNTY OF Dekalb

On this 29th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **F. Tyler Collier and Elizabeth M. Collier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6/29/15

Notary Public,

DAVID LEADERMAN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 29, 2015
DEKALB COUNTY, GEORGIA

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122