RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038941 DEEDWARR
Recvd: 06/03/14 15:26 2 pgs
Fees:13.00 Taxes:999.00
20140603-0048089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

CHRISTINE L. LYNN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires [redacted]

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Scott Edward Collier | **SAME** | 142130B03200CO |
| (NAME) | (NAME) | |
| 905 Leblanc Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jan M. Liechty and Stacia Liechty, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott Edward Collier and Sarah Parker Collier, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 200, on the Final Plat of Riverside, Phase 4B, of record in Plat Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jan M. Liechty and Stacia Liechty, husband and wife by Warranty Deed from Wesley G. Weeks, dated May 23, 2011 and filed in Instrument Number 20110531-0041146, Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 750 and Boundary Plat of record in Plat Book 6900, Pages 490-492; Restrictive Covenants of record in Book 7185, page 619 and Book 7405, Page 780 and Amendments of record in Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306; Water Line Easement to Harpeth Valley Utilities District as shown of record in Book 6970, Pages 275, 278, 281 & 284 and Book 7803, Page 642, Easement of record in Book 6972, Page 45 and Book 7803, page 642; Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877; Charter of the Homeowner's Association of record in Book 7829, Page 703 and QuitClaim to the Homeowner's Association of record in Instrument No. 20040608-0067843, Register's Office of Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 905 Leblanc Court, Nashville, TN 37221

File No.: 01291-11140
SMG TN Warranty Deed

(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/or 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/or 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 30th day of May, 2014.

Jan M Liechty By Bill Bryant
Jan M. Liechty by Bill Bryant as his
Attorney-In-Fact AS ATTORNEY IN FACT

Stacia Liechty By Bill Bryant
Stacia Liechty by Bill Bryant as
her Attorney-In-Fact AS ATTORNEY IN FACT

State of Tennessee
County of Williamson

On this 30th day of May, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared BILL BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of JAN M. LIECHTY AND STACIA LIECHTY, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument 20140603-0048088, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of May, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**390 Mallory Station Road, Suite 107**
**Franklin, TN 37067**