BILL GARRETT, Davidson County
Trans:T20140044623 DEEDWARR
Recvd: 06/24/14 11:45 2 pgs
Fees:13.00 Taxes:629.00
20140624-0054948

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 170,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2014.

Notary Public

My commission expires: 1/6/2015

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALLEN P. COLLINS **HOLLY R. COLLINS**	New Owner	**04204005100**
418 E CAMPBELL RD		
MADISON, TN 37115		

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 ACKNOWLEDGE, WE,

CHARLES KEN MYRICK and wife, JANICE L. MYRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLEN P. COLLINS and wife, HOLLY R. COLLINS

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 a part of Lot No. 20 on the Map of Bransford Realty Company Amqui Subdivision, a plan of which is of record in Book 421, page 38 and 39, Register's Office for said County, then part of Lot No. 20 is described as follows: Beginning in the center of Campbell Road, (railroad spike) and running North 4 degrees 25 minutes East 490 feet to an iron pin, line of Lot 14; thence South 86 degrees East 91 feet to a post; thence South 3 degrees 35 minutes West 488 feet with the margin of Lot 21 to the center of Campbell Road; thence with center of Campbell Road, North 87 degrees West 100 feet to the point of beginning, containing one acre according to a survey made September 3, 1953 by George W. Watkins, Surveyor.

BEING THE SAME PROPERTY CONVEYED TO CHARLES KEN MYRICK AND WIFE, JANICE L. MYRICK, BY WARRANTY DEED FROM ROLAND W. COLES AND LEONA S. COLES, TRUSTEES OF THE COLES FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 20, 1995, DATED 10/24/2000 AND RECORDED ON 10/26/2000 IN INSTRUMENT NUMBER 20001026-0106155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 418 E CAMPBELL RD, MADISON, TN 37115.

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 in 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 my/our hand(s) this 23rd day of June, 2014.

Charles K Myrick
CHARLES KEN MYRICK

Janice L Myrick
JANICE L. MYRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES KEN MYRICK and JANICE L. MYRICK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2014.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

American Title & Escrow, LLC
7101 Sharondale Court
Suite 200
Brentwood, TN 37027