Mail to
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. Dennis R. Collins 402 Rosehill Court Goodlettsville, TN 37072	Same	025 07 0 034.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

BILL GARRETT, Davidson County
Trans:T20140048854 DEEDWARR
Recvd: 07/09/14 10:38 2 pgs
Fees:13.00 Taxes:965.70
20140709-0060320

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES W. KING and wife, WILMA I. KING,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **DENNIS R. COLLINS and, MARY K. COLLINS, husband and wife,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being described as follows:

BEING Lot No. 47 in Ranchwood Estates, Section III, as of record in Book 3300, Page 59, said Register's Office.

SAID Lot No. 47 fronts 173.96 feet on the Northeasterly side of Rosehill Court and runs back between lines 284.2 feet on the Southerly line and 177.56 feet on the Northerly line to a dead line in the rear on which it measures 215.8 feet.

BEING the same property conveyed to JAMES W. KING and wife, WILMA I. KING by Deed dated June 20, 1975, and executed by H. A. SWIFT and wife, MARGARET C. SWIFT and recorded in Book 4925, Page 667, Registers' Office for Davidson County, TN.

This is improved property known as 402 Rosehill Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS (my/our) hand(s) this the 30 day of June, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James W. King
JAMES W. KING

Wilma I. King
WILMA I. KING

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, James W. King and wife, Wilma I. King, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 30 day of June, 2014.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY CURTIS M. LINCOLN

NOTARY PUBLIC

My Commission Expires: 2-6-19

State of Tennessee County of ~~Sumner~~ Williamson

The maximum principal indebtedness for Tennessee recording tax purposes is $261,000.00.

Elizabeth J Barnes
Affiant

Sworn to and subscribed before me on this the 30 day of June, 2014.

Ruth M. F
Notary Public

My Commission Expires:

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015