BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140067030 DEEDWARR
Recvd: 09/09/14 11:32 3 pgs
Fees:18.00 Taxes:1017.50
20140909-0082465

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. + Lynn D. Lewis Affiant Subscribed and sworn to before me this 3rd day of September, 2014. Notary Public My Commission Expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lynn Griffith Lewis 114 Two Rivers Ct. Nashville, TN 37214	SAME	084 06 0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DURWARD R. COLLIER, TRUSTEE OF THE COLLIER JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D APRIL 1, 2002,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LYNN GRIFFITH LEWIS, MARRIED,** hereinafter called the Grantee, her heirs

and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Sunny Acres, Section IV, of record in Plat Book 2900, page 2, in the Register's Office for Davidson County, Tennessee, as amended in Book 3896, page 358 and Book 3993, page 408, Register's Office for said County, described as follows:

Said Lot No. 150 fronts 150 feet on the northerly side of Briley Parkway and runs back 242.5 feet on the northeasterly line and 266.9 on the southwesterly line to the Cumberland River measuring 151.98 feet.

Being the same property conveyed to Durward Collier and wife, Jeanette M. Collier by Warranty Deed from Richard R. Garrett and wife, Florence G. Garrett of record in Book 4820, page 142, in the Register's Office for Davidson County, Tennessee. The said Durward Collier and wife, Jeanette M. Collier having since conveyed their interest in subject property to The Durward R. Collier and wife, Doris J. ("Jeanette") Collier, Trustees of the Collier Joint Revocable Living Trust, by Quitclaim Deed of record in Instrument No. 20020409-0043153, in the Register's Office for Davidson County, Tennessee. The said Jeanette M. Collier having since died on November 29, 2013. The said Durwood R. Collier being the surviving Trustee of the Collier Joint Revocable Living Trust.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of Sunny Acres Subdivision, Section 4, of record in Plat Book 2900, page 2 as amended to change the minimum building setback line of Lot 150 in Book 3896, page 358 and Book 3993, page 408, all in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Restrictive Covenants, Sunny Acres, Section Four for of record in Book 2910, page 86, in the Register's Office for Davidson County, Tennessee.

4. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

5. Rights of the upper and lower riparian owners to the flow of the waters of the Cumberland River free from diminution or pollution.

This is improved property known as: **114 Two Rivers Ct., Nashville, TN 37214.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of September, 2014.

Durwood R. Collier, Trustee of the Collier Joint Revocable Living Trust

Durwood R. Collier, Trustee of the Collier Joint Revocable Living Trust

DRC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Durwood R. Collier, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of September, 2014

Notary Public

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

My Commission Expires: _____

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