BILL GARRETT, Davidson County
Trans:T20140070992 DEEDWARR
Recvd: 09/23/14 09:30 2 pgs
Fees:13.00 Taxes:925.00
20140923-0087021

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Janice H. Collins
Affiant

Subscribed and sworn to before me, this 19th day of September, 2014.

Robin S. Edwards
Notary Public
My commission expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Janice H. Collins and Joseph B. Collins 4831 Beverdean Dr. Nashville, TN 37211	Farm Bank 50 Franklin St Clarksville, TN 37040	105-13-259

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA BRUNSON, ELLA BRUNSON, TOWANA BRUNSON POLK, aka Towana A. Polk, YVETTE BRUNSON, aka, Yvette D. Brunson and WILLIE H. BRUNSON as the only heirs of Willie L. Brunson,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **JANICE H. COLLINS and husband, JOSEPH B. COLLINS**, hereinafter called the Grantee, their successors 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 the east part of Lots Nos. 44 and 45 on the Plan of Duckworth Addition to Nashville, as of record in Book 57, Page 83, described according to the survey of Barge, Waggoner, and Sumner Engineers, dated June 4, 1969, as follows:

Beginning in the south margin of Lawrecne Avenue at the northeast corner of John H. Thompson property; thence with the Avenue S 84 deg. 57 min. E 55.3 feet to an iron pin; thence southeasterly with a curve, 4.76 feet to an iron pin in the west margin of 10th Avenue South; thence with the Avenue, S 2 deg. 21 min. W 99.4 feet to an iron pin in the northeast corner of Lot No. 43; thence with the line between Lots 44 and 43m N 84 deg. 57 min. W 60 feet to an iron pin; thence N 2 deg. 21 min. E 100 feet to an iron pin at the point of beginning.

Being the same property conveyed to Willie L. Brunson by deed from Hattie M. Freeman Davis dated 4/14/92 of record in Book 8603, Page 958, Register's Office of Davidson County, Tennessee. Willie L. Burton died intestate on 3/15/10 leaving Sandra Brunson, Ella Brunson, Yvette Brunson, also known as Yvette D. Brunson, Towana Brunson Polk, also known as Towana A. Polk, and Willie H. Brunson as her only heirs as evidenced by Affidavit of Heirships of record in Instrument No. 20140923-0087017 and 20140923-0087018, said Register's Office.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Wilson County, Tennessee.

Grantor makes oath that this is not and never has been his personal residence.

This property is improved property known as 1001 Lawrence Avenue, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said

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 hand this 19th day of September, 2014.

Sandra Brunson, by Yvette Brunson, attorney-in-fact
SANDRA BRUNSON, By Yvette Brunson, Attorney in Fact

Ella Brunson, by Yvette Brunson, attorney-in-fact
ELLA BRUNSON, By Yvette Brunson, Attorney in Fact

Yvette D. Brunson
YVETTE BRUNSON

Towana Brunson Polk
TOWANA BRUNSON POLK

Willie H.
WILLIE H. BRUNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Yvette Brunson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Sandra Brunson and Ella Brunson,** and that she is authorized by **Sandra Brunson and Ella Brunson**, to execute this instrument on their behalf.

Witness my hand and seal at office on this 19th day of September, 2014.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires: 3-30-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Yvette Brunson, Towana Brunson Polk and Willie H. Brunson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by their free act and deed

Witness my hand and seal at office on this 19th day of September, 2014.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires: 3-30-15