BILL GARRETT, Davidson County
Trans:T20140072764 DEEDWARR
Recvd: 09/29/14 10:24 2 pgs
Fees:13.00 Taxes:543.90
20140929-0089293

WARRANTY DEED VB2014 0147	OATH OF CONSIDERATION:
STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	SS. STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $147,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: January 11, 2017

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Flona R. Romahn **3385 Mimosa Drive** **Nashville, TN 37211**	**CMG Mortgage, Inc.** **3160 Crow Canyon Rd., Ste 400** **San Ramon, CA 94583**	**133 08 0 019.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Wanda P. Collins, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Flona R. Romahn, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 99 on the Plan of Glencoe Acres, Sections I and II, as of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot 99 fronts 85 feet on the southeasterly side of Mimosa Drive and runs Back 194.2 feet on the easterly line and 193.2 feet on the westerly line, to the N.C. & St. L. Railroad right of way, measuring 82.2 feet thereon.

Being the same property conveyed to Commodore Vanderbilt Collins and wife, Wanda P. Collins by Warranty Deed from Katherine B. Evins, widow, dated November 24, 1954, recorded in Book 2333, Page 463, Register's Office for Davidson County, Tennessee. Commodore Vanderbilt Collins, having deceased on July 18, 1999. Wanda Pryor Collins and Wanda P. Collins are one and the same person.

The above-described property is improved property known as **3385 Mimosa Drive, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record in Book 1788, Page 495, Book 2038, Page 534 and Book 2105, Page 633; (3) All easements of record; (4) All matters appearing on the plan of record in Book 1835, Pages 136, 137 and 138; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of September, 2014.

GRANTOR:

Wanda P Collins by Kathryn Reed Nelson Attorney in Fact
Wanda P. Collins
By: Kathryn Reed Nelson, Attorney in Fact
{Power of Attorney of record in Instrument # 20140923-00886984}

Wanda P. Collins by Joel Stephen Collins by attorney in fact
Wanda P. Collins
By: Joel Stephen Collins, Attorney in Fact
{Power of Attorney of record in Instrument # 20140923-00886984}

SS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathryn Reed Nelson, 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 Wanda P. Collins and that she is authorized by Wanda P. Collins to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 25th day of September, 2014.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Julie Coone
Notary Public at Large
My Commission Expires: 5-24-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joel Stephen Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Wanda P. Collins and that he is authorized by Wanda P. Collins to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 25th day of September, 2014.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Julie Coone
Notary Public at Large
My Commission Expires: 5-24-17