WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
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 $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virginia H. Dozier	Pinnacle Bank	042090a00400co
(NAME)	(NAME)	
208 Lincoln Park	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Norma L. Collins, an unmarried woman, by and through her attorney in fact, Darryl F. Collins, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia H. Dozier, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of Lincoln Park which is of record in Plat Book 7900, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred J. Collins and Wife, Norma L. Collins from Keith Perryman by Warranty Deed dated March 6, 1992 of record in Book 8570, Page 687, Register's Office for Davidson County, Tennessee. The said Fred J. Collins having since died on November 7, 2002.

Power of Attorney executed by Norma L. Collins to Darryl F. Collins is being recorded simultaneously herewith in Instrument No. 20141015 0095128 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF LINCOLN PARK OF RECORD IN PLAT BOOK 7900, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO ANY RESTRICTIONS, EASEMENT, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 208 Lincoln Park, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE 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 GRANTEE, her 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 hand this 14th day of October, 2014.

BILL GARRETT, Davidson County
Trans:T20140077615 DEEDWARR
Recvd: 10/15/14 10:00 2 pgs
Fees:13.00 Taxes:591.63
20141015-0095129

NORMA L COLLINS by DARRYL F COLLINS, ATTORNEY IN FACT
Norma L. Collins by Darryl F. Collins, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Darryl F. Collins, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Norma L. Collins, acting as that person's agent and attorney in fact, and the said Darryl F. Collins acknowledged that he executed the foregoing instrument as agent and attorney in fact for Norma L. Collins for the purposes therein contained.

WITNESS my hand and seal, this 14th day of October, 2014.

My Commission Expires: 1-8-16

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115