BILL GARRETT, Davidson County
Trans:T20140078147 DEEDWARR
Recvd: 10/16/14 14:51 2 pgs
Fees:13.00 Taxes:451.03
20141016-0095736

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0979

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Raphael M Locher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2014

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raphael Mark Locher Jr. 1001 Spain Avenue Nashville, TN 37216	Owner 337 River Dr Mt Juliet TN 37122	072-09-0-132.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donald E. Collins, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raphael Mark Locher Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Westerly 50' of Lot No. 9 on the Map of Bush Spain's Subdivision of part of the Zack Stull Lands, of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50' on the northerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Everette A. Collins and wife Sara M. Collins, by Warranty Deed from Louise C. Boyd, dated 8/11/69 and recorded 9/17/69 in Book 4365, Page 773, in the Register's Office of Davidson County, Tennessee. The said Everette A. Collins and Sarah M. Collins having since died. Pursuant to Affidavits of Heirship recorded 2/27/04 in Instrument No. 20040227-0022337 and Instrument No. 20040227-0022338, said Register's Office, the said Everette A. Collins a/kl/a Everette Almon Collins, died intestate, on December 9, 1989, being survived by his wife, Sarah Collins. The said Sarah M. Collins, a/k/a Sarah Medlin Collins, died, intestate, on February 21, 1998, being survived by her son, Donald E. Collins, her only heir-at-law.

**NOTE: The Plat Book reference is being corrected with this conveyance. The prior Warranty Deed contained a scrivener's error and referenced the Plat Book as Book 16. The correct Plat Book No. is Book 161.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 1001 Spain Avenue, Nashville, TN 37216.

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2014.

Donald E. Collins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald E. Collins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of October, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)