WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1382

BILL GARRETT, Davidson County
Trans:T20140078148 DEEDWARR
Recvd: 10/16/14 14:52 2 pgs
Fees:13.00 Taxes:451.03
20141016-0095737

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0980

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

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

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

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raphael Mark Locher Jr. 1003 Spain Avenue Nashville, TN 37216	Owner 337 River Dr Mt Juliet TN 37122	072-09-0-131.00

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 Easterly 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 Donald E. Collins, by Quitclaim Deed from Donita Edwards (now known as Donita Stewart), dated 2/20/04 and recorded 2/27/04 in Instrument No. 20040227-0022336; and being the same property previously conveyed to Donita Edwards, by Quitclaim Deed from Donald E. Collins, dated 9/14/01 and recorded 9/18/01 in Instrument No. 20010918-0100963; and being the same property previously conveyed to Sarah Collins and Donald E. Collins, by Quitclaim Deed from Sarah Collins, dated 4/18/97 and recorded 4/21/97 in Book 10423, Page 177; and being the same property previously conveyed to Everette A. Collins and Sarah M. Collins by Deed of record in Book 3611, Page 43, in the Register's Office of Davidson County, Tennessee. The said Everette A. Collins and Sarah M. Collins having since died. See Affidavits of Heirship recorded 2/27/04 in Instrument No. 20040227-0022337 and Instrument No. 20040227-0022338, said Register's Office.

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 improved property known as: 1003 Spain Avenue, Nashville, TN 37216.

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 and assigns forever; and we so covenant with

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 and assigns forever; and we so covenant with 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

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 Seal)

Notary Public
My Commission Expires: 3/24/17