BILL GARRETT, Davidson County
Trans:T20140080646 DEEDWARR
Recvd: 10/27/14 10:43 2 pgs
Fees:13.00 Taxes:249.73
20141027-0098697

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$67,495.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2014.

Notary Public

My commission expires: 09-19-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eugene A. Collins		
36 Belcaro Circle	**NEW OWNER**	**11914002600**
Nashville, TN 37215		

FOR AND IN 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,

James Folger, a married man,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene A. Collins, unmarried,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 9 of Block E, on the Map of Woodbine Courts, Part 2, not of record and described as follows:

Beginning at a point in the northerly margin of Tanksley Avenue at the common corner of Lots 9 and 10; thence with the line between said lots, northerly 155.5 feet; thence westerly 85 feet to the corner of Lot Numbers 8 and 9; thence with the line between said lots, southerly 155.5 feet to the north margin of Tanksley Avenue; thence with the north margin of Tanksley Avenue; easterly 85 feet to the beginning.

Being the same property conveyed to JAMES FOLGER, a married man, by deed from JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, dated October 16, 2014, of record in Instrument No 20141022-0097268, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **248 Tanksley Avenue, Nashville, TN 37211**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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/our hand(s) this 24th day of October, 2014.

James Folger

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Folger**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **October, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY