BILL GARRETT, Davidson County
Trans:T20140082601 DEEDWARR
Recvd: 11/03/14 10:20 2 pgs
Fees:13.00 Taxes:636.40
20141103-0101086

Prepared by & Return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2014.

Notary Public
My commission expires: 10/18/16

DEBORAH E. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires October 18, 2016

07-1410-85799

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Andrew David Collins | Magna Bank | 181-14-0-A-034.00 |
| 8120 Valley Oak | ~~P O Box 172207~~ 6545 Quail Hollow Ext # 300 | |
| Brentwood TN 37027 | Memphis, TN ~~38187-0207~~ 38120 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica Sunley Whitaker, a married woman, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Andrew David Collins, an unmarried man, hereinafter called the Grantee, their successors 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 Unit No. 34, on the Plan of The Villas at Concord Place, Phase 1, as established by and shown as Exhibit A-1 on the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20050922-0114218, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Sunley, an unmarried woman by deed from Centex Homes, a Nevada General Partnership, dated February 6, 2009, recorded February 18, 2009, of record in Instrument No. 20090218-0013523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Sunley Whitaker by Quitclaim Deed from Jessica Sunley, dated November 15, 2012, recorded November 21, 2012, of record in Instrument No. 20121121-0107383, Register's Office for Davidson County, Tennessee.

Ryan Whitaker, husband of Grantor, hereby joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8120 Valley Oak, Brentwood, TN 37027

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, their heirs, successors and assigns, forever. Grantor covenant with Grantee that Grantor are lawfully seised 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. Grantor do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, their 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 30th day of October, 2014.

Jessica Sunley Whitaker

Ryan Whitaker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Sunley Whitaker and Ryan Whitaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of October, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

