BILL GARRETT, Davidson County
Trans:T20140087085 DEEDWARR
Recvd: 11/19/14 09:32 2 pgs
Fees:13.00 Taxes:303.40
20141119-0106546

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-11003

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

P A. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF NOVEMBER, 2014.

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Commission Expiration: 4/2015

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Crystal Love	Crystal Love	
285 Martingale Drive	285 Martingale Drive	04414002400
Old Hickory, TN 37138	Old Hickory, TN 37138	

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, WE,

Peggy Ann Collins and Shandie Christy and Joseph Christy, joint tenants with right of survivorship,

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

Crystal Love

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:

Being Lot no. 285 of Block 1 on the map of Cumberland Terrace, Part 1, as of record in Book 1424, page 49, Register's Office for said County.

Said Lot No. 285 fronts 75 feet on the easterly side of Martingale Drive and runs back 184.8 feet on the northerly line and 252 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way, measuring 150 feet thereon.

Being the same property conveyed to Peggy Ann Collins and Shandie Christy and Joseph Christy, joint tenants with right of survivorship, from Peggy Ann Collins by deed dated 10/04/2013, filed for record on 10/09/2013 in Instrument No. 20131009-0105875, in the Register's Office for County, Tennessee.

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.

This is improved property known as 285 Martingale Drive, Old Hickory, TN 37138

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 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, 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 12th day of November, 2014.

Peggy Ann Collins

Shandie Christy

Joseph Christy

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy Ann Collins and Shandie Christy and Joseph Christy**, 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 Hendersonville, Tennessee this 12th day of November, 2014.

2nL
Notary Public

Commission Expiration: 4/20/15

