PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140088908 DEEDWARR
Recvd: 11/25/14 13:55 2 pgs
Fees:13.00 Taxes:514.30
20141125-0108771

W & I Ref: (DKM) Title No.: 57021
Dav..Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert P. Yates, Jr. 303 A Ladybird Drive Nashville, TN 37217	Shelter Mortgage Company, LLC 2550 Meridian Blvd., Suite 100 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 135-01-0A-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua L. Collins, married, and Deborah F. Collins and Jesse L. Collins, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert P. Yates, Jr., a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 303A of Ladybird Townhomes, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions and Easements for Ladybird Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081104-0109559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua L. Collins, by Warranty Deed from Deron Jenkins, unmarried, dated October 31, 2008, recorded November 10, 2008 in Instrument No. 20081110-0111407, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joshua L. Collins, unmarried, and Deborah F. Collins and Jesse L. Collins, wife and husband, by Quitclaim Deed from Joshua L. Collins, dated June 24, 2009, recorded July 6, 2009 in Instrument No. 20090706-0062597, Register's Office for Davidson County, Tennessee.

Ashley Collins, spouse of Joshua L. Collin, hereby joins in this instrument to convey her marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20081104-0109559, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081104-0109559, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 303 A Ladybird Drive, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of November, 2014

Joshua L. Collins

Deborah F. Collins

Jesse L. Collins

Ashley Collins

State of Tennessee

County of Davidson

On this 21st day of November, 2014, before me the undersigned authority, personally appeared Joshua L. Collins, Deborah F. Collins, and Jesse L. Collins,and Ashley Collins to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $139,000.00.

Affiant

Sworn and subscribed before me this 21st day of November, 2014.

Notary

My Commission Expires: 3/4/15

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY