BILL GARRETT, Davidson County Trans:T20150000067 DEEDWARR Recvd: 01/02/15 09:18 2 pgs Fees:13.00 Taxes:277.50 20150102-0000093	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.** Affiant Subscribed and sworn to, before me, this the 31st day of December, 2014. Notary Public My commission expires: 09-19-2016 (AFFIX SEAL)

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

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James C. Folger	**James C. Folger**	**133-01-0-068.00**
512 Drake Ave	**209 Rolling Fork Ct**	
Nashville, TN 37211	**Nashville, TN 37205**	

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,

Eugene Collins, unmarried,

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

James C. Folger, married,

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:

Land in Davidson County, Tennessee, being Lot No. 29 and the easterly 10 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the West part of Radnor College Lands, of record in Plat Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and the easterly 10 feet of Lot No. 30 of said subdivision adjoin and front together 60 feet on the north side of Drake Avenue and run back between parallel lines 193 feet to an alley in the rear on which they measure 60 feet.

Being the same property conveyed to EUGENE COLLINS, UNMARRIED, by deed from THOMAS J. BEATTY, CAROLYN B. PAYNE, JESSIE MILLER AND ALEX J. BEATTY, of record as Instrument No. 20140416-0031709, dated April 15, 2014, as corrected by Scrivener's Affidavit of record as Instrument No. 20140521-0043825, dated May 19, 2014, said Register's Office.

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 improved property known as **512 Drake Ave, 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 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, 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 31st day of December, 2014.

Eugene Collins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene Collins**, 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 **31st** day of **December, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY