BILL GARRETT, Davidson County
Trans:T20150004963 DEEDWARR
Recvd: 01/21/15 10:41 2 pgs
Fees:13.00 Taxes:166.50
20150121-0005806

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$45,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2015.

Notary Public

My commission expires: 04-19-2016

(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 Collins	**Eugene Collins**	**133-01-0-018.00**
513 Drake Ave	**36 Belcaro Circle**	
Nashville, TN 37211	**Nashville, TN 37215**	

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,

Jerald M. Simmons and wife, Mary E. Simmons,

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

Eugene 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:

Land in Davidson County, Tennessee, being all of Lot No. 19, on the Plan of Map of W. H. Coleman's Subdivision of 7.08 Acres off the west part of Radnor College Land, as shown by plat appearing of record in Plat Book 547, Page 181, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to JERALD M. SIMMONS AND WIFE, MARY E. SIMMONS, by deed from DARRELL LANGE, AN UNMARRIED MAN, of record as Instrument No. 20051101-0131699, dated October 28, 2005, 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 **513 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 Grantors do covenant with said Grantee that Grantors are 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 16th day of January, 2015.

Jerald M. Simmons

Mary E. Simmons

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this **16th** day of **January, 2015.**

Notary Public

My Commission Expires: 09-19-2016

