BILL GARRETT, Davidson County
Trans:T20150008938 DEEDWARR
Recvd: 02/04/15 13:55 2 pgs
Fees:13.00 Taxes:129.50
20150204-0010619

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015. NOTARY PUBLIC My commission expires: 1/20/2019

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leven Bridges Properties, LLC 4838 Old Hickory Blvd. Nashville, TN 37218	Same address as new owner	081-11-0-431.00

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand and 00/100 Dollars ($35,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRED LEE COLLIER, A WIDOWER**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **LEVEN BRIDGES PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 48 feet front and 53 feet rear of the southerly 88 feet front and 91 feet rear of the westerly 118 feet, more or less, of Lot Number 198 on the Map of McGavock, Wetmore and Others' Addition, as of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the easterly margin of 14th Avenue North, said point being 40 feet north of the intersection of Wheless Street and 14th Avenue North; thence easterly along a line parallel to Wheless Street, 118 feet, more or less, to a point in the rear line of the property conveyed to Edwin B. Raskin by Deed of record in Book 2484, Page 21, said Register' Office; thence northerly and parallel to 14th Avenue North, 53 feet to a point; thence westerly along a line 118 feet, more or less, to a point in the easterly margin of 14th Avenue North, said point being 88 feet north of the intersection of Wheless Street and 14th Avenue North; thence southerly along the said margin of 14th Avenue North, 48 feet to the point of beginning, together with an Easement for a Sewer Line as referred to in the Deed of record in Book 2490, Page 437, said Register's Office.

BEING the same property conveyed to Fred Lee Collier and wife, Mai Kate Collier, by Installment Deed from Gilbert Lee Cohen and Sara K. Cohen, dated February 8, 1979 and recorded February 16, 1979, of record in Book 5396, Page 6, in the Register's Office for Davidson County, Tennessee. The said Mai Kate Collier having since died on

September 7, 2014, and the property having become vested in Fred Lee Collier as surviving tenant by the entirety.

The address of the herein described property is believed to be 1702 14th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of January, 2015.

FRED LEE COLLIER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Fred Lee Collier, 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 and seal, this the 29th day of January, 2015.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/2019