THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043768**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150034017 DEEDWARR
Recvd: 05/04/15 14:27 2 pgs
Fees:13.00 Taxes:407.00
20150504-0040257

WARRANTY DEED

Address New Owner: Shawn Collins 423 Patterson Street Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-13-114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane Mills, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Collins and Susan O. Kherkher, as joint tenants with rights of survivorship**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for said County.

Said Lot No. 26 fronts 50.0 feet on the Northerly side of Timmons Street and runs back between lines 165.7 feet on the Westerly line and 164.4 feet on the Easterly line to an alley in the rear on which it measures 50.0 feet.

Land in Davidson County, Tennessee, being 10 feet off of the East side of Lot No. 25 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for said County.

Said part of Lot No. 25 fronts 10 feet on the Northerly side of Timmons Street and runs back between parallel lines to an alley, measuring 165.7 feet, more or less, on the Westerly line and 165.7 feet on the Easterly line.

Being the same property conveyed to Robert Dale Mills and wife, Diane Mills by Warranty Deed from Stanford M. Crews and wife, Linda F. Crews, recorded on the 1st day of March, 1988 in Deed Book 7480, Page 190, in the Register's Office of Davidson County, Tennessee. Robert Dale Mills having since died on March 27, 2015. Said property having transferred to Diane Mills upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE HEIGHTS, as recorded in Plat Book 332, Page(s) 19.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Plumbing Permit found in Book 9441, Page 274.

This is improved property located at 510 Timmons Street Nashville TN 37211-2347

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2015.

Diane Mills

Diane Mills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Mills, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018