BILL GARRETT, Davidson County
Trans:T20150034458 DEEDWARR
Recvd: 05/05/15 13:03 4 pgs
Fees:23.00 Taxes:342.25
20150505-0040826

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Rochelle Cauduro
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

Notary Public
My commission expires: 04/17/16

05-1501-66460

Address of New Owner:	Send Tax Bills to:	Tax Information
Gordon Collins	Gordon Collins	037-00-0-021.00
4459 Little Marrowbone Road	519 Big Horn Dr.	037-00-0-020.00
Joelton TN 37080	Old Hickory, TN 37138	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jo Morton, Garland Allen, and Alice A. Maffey, Heirs of the Estate of Garland R. Allen and Flora T. Allen, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gordon Collins and Susan Collins, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the center of Little Marrowbone Creek, and located in the northern right-of-way Little Marrowbone road, THENCE: S 73 deg 00 min 00 sec, 198.00' to a point, THENCE: S 32 deg 00 min 00 sec W, 330.00' to a point, THENCE: S 64 deg 00 min 00 sec W, 132.00' to a point, in the easterly right-of-way Grays Point Road, THENCE: N 10 deg 00 min 00 sec W, 330.00' to a point, THENCE: N 14 deg 00 min 00 sec E, 171.60' to a point, THENCE: N 60 deg 00 min 00 sec W, 217.80' to a point, THENCE: N 30 deg 00 min 00 sec W, 379.50' to a point, THENCE: N 07 deg 00 min 00 sec W, 264.00' to a point, THENCE: N 17 deg 00 min 00 sec W, 231.00' to a point, THENCE: N 05 deg 00 min 00 sec W, 132.00' to a point, THENCE: N 17 deg 00 min 00 sec E, 66.00' to a point, THENCE: N 52 deg 00 min 00 sec E, 211.20' to a point, THENCE: N 41 deg 00 min 00 sec E, 198.00' to a point, THENCE: N 31 deg 00 min 00 E, 290.40' to a point, THENCE: N 02 deg 00 min 00 sec E, 178.20' to a point, THENCE: N 31 deg 00 min 0 sec W, 112.20' to a point, THENCE: N 37 deg 30 min 00 sec W, 257.40' to a point, THENCE: leaving said road and running with a fence, S 43 deg 00 min 00 sec E, 198.00' to a point, THENCE: S 54 deg 00 min 00 sec E, 247.50' to a point, THENCE: S 06 deg 00 min 00 sec E, 478.50' to a point, THENCE: 05 deg 00 min 0 sec W, 155.0' to a point, THENCE: S 12 deg 30 min 00 sec E, 206.25' to a point, THENCE: S 19 deg 45 min 00 sec E, 198.00' to a point, THENCE: S 37 deg 30 min 00 sec E, 174.90' to a point, THENCE: S 40 deg 00 min 00 sec E, 224.40' to a point, THENCE: S 13 deg 00 min 00 sec E, 198.00' to a point, THENCE: S 50 deg 00 min 00 sec W, 199.98' to a point, THENCE: S 14 deg 00 min 0 sec E, 264.00' to a point, THENCE: S 43 deg 51 min 00 sec W, 180.50' to the point of beginning.

For informational purposes only: prior deed references subject property to contain 27.10 acres.

Being part of the same property conveyed to Garland Ragan Allen and wife, Flora Josephine True Allen by Quitclaim Deed from Dudley B. True and wife, Beulah True, dated February 16, 1988, recorded February 17, 1988, of record in Book 7470, Page 498, Register's Office for Davidson County, Tennessee. The said Garland Ragan Allen and wife, Flora Josephine True Allen both having since died on October 10, 1998.

Further being the same property conveyed to Jo Morton, Garland R. Allen, Jr., Daniel T. Allen, and Alice A. Maffey, Heirs of the Estate of Garland R. Allen and Flora T. Allen, deceased by Quitclaim Deed from Jo Morton, Personal

Representative of the estate of Garland R. Allen and Flora T. Allen, dated February 15, 2001, recorded December 10, 2001, of record in Instrument No. 20011210-0135372, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alice A. Maffey and Flora Josephine Allen Morton by Quitclaim Deed from Daniel T. Allen, dated August 15, 2003, recorded _____, of record in Instrument No. 20150505-0040824 Register's Office for Davidson County, Tennessee.

Flora Josephine Allen Morton is also known as Jo Morton.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4459 Little Marrowbone Road, Joelton, TN 37080

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 27th day of March, 2015.

X Jo Morton, by Alice Maffey, her attorney in fact

Jo Morton, by Alice Maffey, her attorney in fact

X Garland Allen, by Alice Maffey, his attorney in fact

Garland Allen, by Alice Maffey, his attorney in fact

X Alice A Maffey

Alice A. Maffey

X STATE OF Virginia

X COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jo Morton, Heir of the Estate and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of March, 2015.

X Cynthia D. Scott

Notary Public

X My Commission expires:

07-31-2016

CYNTHIA D. SCOTT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2016
COMMISSION # 113876

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alice Maffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jo Morton and that she is authorized by Jo Morton to execute this instrument on her behalf.

Witness my hand this 27 day of March, 2015.

Cynthia D. Scott
Notary Public

My commission expires: 07-31-2016

CYNTHIA D. SCOTT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2016
COMMISSION # 113876

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alice Maffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Garland Allen and that she is authorized by Garland Allen to execute this instrument on his behalf.

Witness my hand this 27 day of March, 2015.

Cynthia D. Scott
Notary Public

My commission expires: 07-31-2016

CYNTHIA D. SCOTT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2016
COMMISSION # 113876

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alice A. Maffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of May, 2015.

Notary Public

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY