THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32367-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: William Tate, Amanda Tate 1105 Frances Avenue Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 134 04 0 178 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, **Julian R. Collier and wife, Jennifer P. Collier**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Tate and Amanda Tate, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1105 Frances Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150043158 DEEDWARR
Recvd: 06/02/15 15:38 3 pgs
Fees:18.00 Taxes:2035.00
20150602-0051399

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2015.

Julian R. Collier

Jennifer P. Collier

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julian R. Collier and Jennifer P. Collier**, 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 29th day of May, 2015.

GEORGE LUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of M.N. Young's Park View Subdivison, as of record in Plat Book 547, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julian R. Collier and wife, Jennifer P. Collier, by deed dated June 29, 2009 from Martha Ann Woodmore, unmarried, of record in Instrument No. 20090701-0061563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 547, page 173, Register's Office for Davidson County, Tennessee.