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|---|---|
| Davidson County | DEEDWARR |
| Recvd: 06/10/15 13:35 | 3 pgs |
| Fees:18.00 Taxes:510.60 | |
| 20150610-0054847 | |

152265

**NEW OWNER:**

Kellum Everett
284 Delvin Drive
Antioch, TN 37013

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 15-0539

Map 162 Group 01-0 Parcel 097.00

Space for Recorder's Stamp

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Eight Thousand and 00/100 Dollars ($138,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN M. COLLINS AND REBECCA L. COLLINS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KELLUM EVERETT** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County,** Tennessee, bound and described as follows, to-wit:

/K, (G)

unmarried

**Land in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Tusculum Gardens, and of record in Book 4660, Page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.**

**BEING the same property conveyed to Sean M. Collins and wife Rebecca L. Collins, by Warranty Deed from Matt Ingle and wife Emily Ingle, dated October 26, 2010, and of record in Instrument No. 20101101-0087187, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 284 Delvin Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 5th day of ~~May~~ June, 2015.

SEAN M. COLLINS

REBECCA L. COLLINS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SEAN M. COLLINS AND REBECCA L. COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of ~~May~~ June, 2015.

"OFFICIAL SEAL"
Simeon Bethke
Notary Public, State of Illinois
My Commission Expires Oct. 10, 2016

NOTARY PUBLIC

My commission expires: Oct 10, 2016

**********

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.00 .

AFFIANT

Sworn to and subscribed to before me this 10 day of ~~May~~ June, 2015.

NOTARY PUBLIC

My commission expires: 4/2/18

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

True Copy Certification

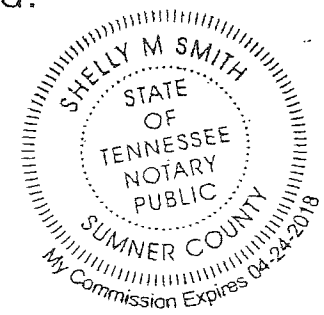
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Shelly M Smith

Shelly M. Smith