BILL GARRETT, Davidson County
Trans:T20150056873 DEEDWARR
Recvd: 07/14/15 10:11 2 pgs
Fees:13.00 Taxes:1106.30
20150714-0068366

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$299,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2015.

Notary Public

My commission expires: 09-11-2017
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shaun M. Norris	NewOwner	**119-14-0-026.00**
248 Tanksley Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EUGENE A. COLLINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAUN M. NORRIS AND SARAH B. NORRIS. HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 9 of Block E, on the Map of Woodbine Courts, Part 2, not of record and described as follows:

Beginning at a point in the Northerly margin of Tanksley Avenue at the common corner of Lob 9 and 10; thence with the line between said lots, Northerly 155.5 feet; thence Westerly 85 feet to the corner of Lot Numbers 8 and 9; thence with the line between said lots, Southerly 155.5 feet to the North margin of Tanksley Avenue; thence with the North margin of Tanksley Avenue; Easterly 85 feet to the beginning.

Being the same property conveyed by Warranty Deed from James Folger, a married man to Eugene A. Collins, unmarried, as recorded on the 27th day of October, 2014 in Instrument No. 20141027-0098697; Special Warranty Deed from JPMorgan Chase Bank, National Association, a national association to James Folger a married man, as recorded on the 22nd clay of October, 2014 in Instrument No. 20141022-0097268; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to JPMorgan Chase Bank, National Association, as recorded on the 22nd day of October, 2014 in Instrument No. 20141022-0097267 arid Deed from Earl C. Darnell, unmarried to Everett L. Winston, III, unmarried, as recorded on the 11th day of November, 1993 in Deed Book 9148, Page 554, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **248 Tanksley Avenue, Nashville, TN 37211**.

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 and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 7th day of July, 2015.

Eugene A. Collins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene A. Collins**, the bargainor(s) 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, at office, this **7th** day of **July, 2015.**

~~**Notary Public**~~

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY