WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075786 DEEDWARR
Recvd: 09/04/15 13:18 2 pgs
Fees:13.00 Taxes:625.30
20150904-0090510

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3/1/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clay E Thompson	Clay E Thompson	13500003100
(NAME)	(NAME)	
477 Franklin Limestone Road	477 Franklin Limestone Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Scott Collins and Chelsea Collins, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clay E Thompson,** 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:

Land in Davidson County, 2nd Civil District, State of Tennessee, described as follows according to a copy of a survey by George W. Watkins, Surveyor, March 14, 1955, as follows:

Beginning at an Iron spike in the center of Franklin Limestone Road, the Southeast corner of this tract; thence with the center line of said road, north 24 degrees east 100 feet to the southeast corner of the lands conveyed to Smith by deed of record in Book 1715, Page 199, Register's Office for said County; thence along Smith's south line, north 73 degrees 45 minutes west 588.5 feet to a point in the east line of Franklin Limestone Quarry Property; thence along said line, south 2 degrees 45 minutes west 92.7 feet to an iron pin; thence south 72 degrees 45 minutes east 555 feet to the beginning.

Being the same property conveyed to Matthew Scott Collins, by deed of record in Book 10490 , Page 603 , Register's Office for Davidson County, Tennessee.

Chelsea Collins joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 477 Franklin Limestone Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; 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 hands this 31st day of August, 2015.

Matthew Scott Collins

Chelsea Collins

State of Tennessee
County of

Personally appeared before me Matthew Scott Collins and Chelsea Collins, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 9947

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017