ADDRESS NEW OWNERS and SEND TAX BILLS:

STEPHANIE COLLINS
1105 Wyntergrace Farm Court
Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20150078144 DEEDWARR
Recvd: 09/15/15 08:29 2 pgs
Fees:13.00 Taxes:925.00
20150915-0093311

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
64 - 8 - A - 2 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **SUSAN H. BRYANT, unmarried, (formerly Susan Coulter) and RICHARD H. LEIPZIG, unmarried,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **STEPHANIE COLLINS,** hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section One, Merritt Downs, of record in Instrument No. 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Susan Coulter, an unmarried woman, from Beazer Homes Corp, d/b/a Phillips Builders, a Tennessee corporation, by deed recorded December 5, 2003 in Instrument No. 20031205-0175342, Register's Office for Davidson County, Tennessee. Susan Coulter and Susan H. Bryant being one and the same person. Richard H. Leipzig joins in this conveyance to convey any rights he may have acquired through his former marriage to Susan H. Bryant.
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1105 Wyntergrace Farm Court, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 11th day of September, 2015.

SUSAN H. BRYANT RICHARD H. LEIPZIG

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SUSAN H. BRYANT and RICHARD H. LEIPZIG, the within named bargainors 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 11 day of September, 2015.

NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

AFFIANT

Subscribed to and sworn before me, this the 11 day of September, 2015.

NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-18-16

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