BILL GARRETT, Davidson County
Trans:T20150078156 DEEDWARR
Recvd: 09/15/15 08:54 2 pgs
Fees:13.00 Taxes:1409.70
20150915-0093334

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of September, 2015, by and between Dorothy Collins, unmarried,, party of the first part, and Logan B Steen and Jessica S Steen, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the southerly 5 feet of Lot No. 8, all of Lot No. 9, and the northerly 17.5 feet of Lot No. 10 on the Map of the Subdivision of Block No. 49 of the O.B. Hayes Rokeby Plan, of record in Book 421, Page 22, Register's Office for said County.

Said Lot and parts of Lots adjoin and front together 50 feet on the westerly side of 15th Avenue South, formerly Washington Street, and run back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Ammon M. Collins, Jr. and Dorothy Collins by virtue of that certain Warranty Deed dated August 5, 1982, at Book 5921, Page 138 in the Register's Office of Davidson County, Tennessee. Ammon M Collins, Jr. died Sunday September 6, 2015 leaving Dorothy Collins as the remaning tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dorothy Collins by Angela Lorraine Sawyer

Dorothy Collins by Angela Lorraine Sawyer Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2015 before me personally appeared Angela Lorraine Sawyer, proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Dorothy Collins, and who acknowledged that she executed the same as the free act and deed of Dorothy Collins.

WITNESS my hand and official seal at office this 11th day of September, 2015.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 h day of September, 2015, before me personally appeared Angela Lorraine Sawyer, proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Dorothy Collins, and who acknowledged that he executed the same as the free act and deed of Dorothy Collins.

WITNESS my hand and official seal at office this 11th day of September, 2015.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Logan B Steen and Jessica S Steen

Tax Parcel No 10505008000

Property Address: 1419 15th Avenue S
Nashville, TN 37212

MAIL TAX BILLS TO:

SWBC MORTGAGE CORPORATION
9311 SAN PEDRO AVENUE, SUITE 100
SAN ANTONIO, TX 78216

STATE OF Tennessee
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $381,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of September, 2015.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/2016