BOX 10-B

BILL GARRETT, Davidson County
Trans: T20150082742 DEEDWARR
Recvd: 09/29/15 11:07 2 pgs
Fees: 13.00 Taxes: 666.00
20150929-0098743

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Mark D. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF **SEPTEMBER, 2015.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF ESTEPP	**SAME**	**090-12-0-312.00**
(NAME) **3616 B WESTBROOK**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEPHEN D. COLLINS, ROGER COLLINS, AND MARK D. COLLINS, TRUSTEES OF THE ALFRED R. COLLINS REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JEFF ESTEPP,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 20, as shown on the map entitled Section One, Foundry Heights, of record in Plat Book 3600, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alfred R. Collins and wife, Agnes Leona Collins from Cumberland Builders, Inc., by deed dated March 24, 1964, of record in Book 3705, page 285, said Register's Office. The said Agnes Leona Collins, having since died on or about June 16, 2013, leaving Alfred R. Collins as the surviving tenant by the entirety. Being further conveyed to Stephen D. Collins, Roger Collins and Mark D. Collins, Trustees of The Alfred R. Collins Revocable Trust from Alfred R. Collins by deed dated January 24, 2014, of record in Instrument No. 20140226-0016482, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3600, page 16; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3932, page 168; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **525 FOUNDRY DRIVE, NASHVILLE, TN 37209**
(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 our hands this 28 day of September, 2015.

ALFRED R. COLLINS REVOCABLE TRUST

By: Stephen D. Collins, Trustee

By: Mark D. Collins, Trustee

By: Roger Collins, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen D. Collins, Roger Collins, and Mark D. Collins, Trustees of the Alfred R. Collins Revocable Trust,** the 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 and official seal at office this 28 day of September, 2015.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON