BILL GARRETT, Davidson County
Trans:T20150084791 DEEDWARR
Recvd: 10/05/15 15:59 2 pgs
Fees:13.00 Taxes:2257.00
20151005-0101406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2015.

Notary Public

My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road # 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Collins and Kathy Collins	**Charles Collins and Kathy Collins**	**Map\Parcel: 131-07-0-076.00**
4402 Hunt Place	**4402 Hunt Place**	
Nashville, TN 37215	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

Michael L. Roberson and spouse, Linda S. Roberson

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

Charles V. Collins and Kathy L. Collins, 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:

Land in Davidson County, Tennessee, Being Lot No. 17A on the Plan of Zone Lot Division of Lot No. 17 of Part One, Hunt Terrace, as of record in Plat Book 6250, Page 961, which amends Lot 17 on the plan of Part One Hunt Terrace of record in Plat Book 1130, Page 53, Register's Office for said county, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Michael L. Roberson and spouse, Linda S. Roberson by Warranty deed from Suzanne Ragsdale, unmarried of record in Instrument No. 20070312-0030103 Register's Office for Davidson County, Tennessee, dated March 09, 2007 and recorded on March 12, 2007.

Being also known as 4402 Hunt Place Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 53, amended in Plat Book 6250, Page 961, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 1286, Page 401, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 4113, Page 593, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property known as 4402-A Hunt Place Nashville, TN 37215.

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 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 hand(s) this 30th day of September, 2015.

Michael L. Roberson

Linda Roberson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Michael L. Roberson and Linda Roberson the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY