WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 8-11-16

(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
Andrew Charles Kruck	NEW OWNER	098130a02700co
(NAME)	(NAME)	
4833 Cape Hope Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Eric T. Collins and Victoria L. Collins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Charles Kruck,** 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 the Second Civil District of Davidson County, Tennessee and being Lot No. 27 on the Plan of New Hope Point, Phase One, Section Three, as of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric T. Collins and wife, Victoria L. Collins, by Warranty Deed dated January 13, 2000, from D.R. Horton, Inc., DBA Torrey Homes of record in Instrument No. 200001200006772, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4833 Cape Hope Pass, Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20150085153 DEEDWARR
Recvd: 10/06/15 13:37 2 pgs
Fees:13.00 Taxes:913.16
20151006-0101829

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness my/our hands this 1st day of October, 2015.

Eric T. Collins

Victoria L. Collins

State of Tennessee
County of Williamson

Personally appeared before me Eric T. Collins and Victoria L. 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 1st day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 10034

