Davidson County DEEDWARR
Recvd: 10/06/15 16:19 3 pgs
Fees:18.00 Taxes:758.50
20151006-0102034

WARRANTY DEED

AMY TIDWELL
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 $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Janice Kaye Miller	Synovus Mortgage	091 05 0 178.00
(NAME)	(NAME)	
6121 Terry Dr.	2204 Lakeshore Dr. #325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kimberly Collins, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janice Kaye Miller, unmarried**, 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:

Being Lot No. 1 on the Plan of Terry-Hodges Subdivision of record as Instrument No. 20010621-0066006 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer A. Pfister, unmarried by Warranty Deed from Hodges & Son, Inc., a Tennessee Corporation dated February 27, 2003 and recorded March 3, 2003 in Instrument No. 200303030027294, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLC, Substitute Trustee dated January 29, 2014 and recorded February 6, 2014 in Instrument No. 201402060010733 pursuant to a foreclosed Deed of Trust dated October 12, 2007 and recorded October 18, 2007 in Instrument No. 200710180123704 by Jennifer A. Pfister, unmarried, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kimberly Collins, married by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated June 10, 2014 and recorded July 22, 2014 in Instrument No. 20140722-0064799, in said Register's Office for Davidson County, Tennessee.

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Kevin Collins hereby joins in the execution of this deed to convey any and all marital rights he may have.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6121 Terry Dr., Nashville, TN 37209

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, has 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

Kimberly Collins

Kevin Collins

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Kimberly Collins and Kevin Collins the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2015.

Notary Public

My Commission Expires: 7-24-19

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-154361

True Copy Certification

I, ____J. ANDREW WILEY___, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, _____AMY TIDWELL___[Name of Notary], a notary public for this county and state, _____J. ANDREW WILEY_____[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/16

{Notary' Seal}

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON