THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15095315

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $95,000.00.

Shawn Collins
Affiant

Subscribed and sworn to before me, this 1st day of October, 2015.

Kate Rosenthal
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150085746 DEEDWARR
Recvd: 10/08/15 08:32 2 pgs
Fees:13.00 Taxes:351.50
20151008-0102552

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn Collins 510 Timmons Street Nashville, TN 37211	New Owner	Tax Parcel ID No. 119-06-015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven McComb, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Collins and Susan Compton Kherkher, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126, Map of Subdivision of Lots 3 & 4 and parts of Lot Nos. 5 & 6, Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven McComb by Warranty Deed from Frank H. Wilkerson, Jr., recorded on the 2nd day of April, 2001 in Instrument No. 20010402-0031247, in the Register's Office of Davidson County, Tennessee.

Less and Except

Land in Davidson County, Tennessee, described as follows:

Land being the Easterly 25 feet of lot number 126 in Block 5 of the Cumberland Nurseries Plan as recorded in Deed Book 332, Page 148, R.O.D.C., Tennessee.

Being the same property conveyed by QuitClaim Deed recorded on the 14th day of May, 1991 in Book 8351, Page 627, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 148.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Right of Way, recorded in Book 8351, Page 630 and Book 8351, Page 627.

Conveyance to Metro recorded in Book 8351, Page 627 (which says parcel 16).

This is improved property located at 100 Elberta Street Nashville TN 37210-5204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2015.

Steven McComb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven McComb, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018