Davidson County DEEDWARR
Recvd: 12/11/15 08:22 3 pgs
Fees:18.00 Taxes:518.00
20151211-0124600

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December, 2015

Notary Public
Commission Expires: 9/4/19

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JILL SIMMONS

Address of New Owner	Send Tax Bills To:	Map & Parcel
Evan Hutcheson 5412 Illinois Ave. Nashville, TN 37209	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	091-10-0-371.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

William V. Collins and Patricia Ann Collins, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evan Hutcheson

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. 80 on the Revised Plan of Morrow Meadows, Section 1, as of record in Book 2083, Page 105, 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 William V. Collins and Patricia Ann Collins, as tenants in common with right of survivorship, by Quitclaim Deed from Patricia Ann Collins, dated 10/6/15 and recorded 10/7/15 in Instrument No. 20151007-0102263; and being the same property previously conveyed to Patricia Ann Collins by Quitclaim Deed from William V. Collins, dated 12/27/10 and recorded 12/28/10 in Instrument No. 20101228-0102880; and being the same property previously conveyed to William V. Collins by Quitclaim Deed from Patricia Ann Collins, pursuant to a Property Settlement Agreement in a divorce action between William Vick Collins vs. Patricia Ann Collins, dated 2/17/89 and recorded 2/21/89 in Book 7775, Page 888; and being the same property previously conveyed to William V. Collins et ux Patricia Ann Collins, by Warranty Deed from Thomas W. Goad et ux Pauline V. Goad, dated 5/11/83 and recorded 5/13/83 in Book 6055, Page 849, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5412 Illinois Ave., 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of December, 2015.

William V. Collins

Patricia Ann Collins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William V. Collins and Patricia Ann Collins, as tenants in common with right of survivorship** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of December, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

