New Owner: (send tax bills to this address)	Melanie J. Collett and Jeffrey Collett 4024 Moss Rose Drive Nashville, TN 37216	Instrument Prepared by: Aaron Fletcher Law Office of Aaron Fletcher 4205 Gallatin Road Nashville, TN 37216
Parcel ID:	**062130111.00**	

BILL GARRETT, Davidson County
Trans:T20150106167 DEEDWARR
Recvd: 12/16/15 10:19 2 pgs
Fees:13.00 Taxes:1591.00
20151216-0126399

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is four hundred and thirty thousand and 00/100 dollars ($430,000.00).

Melanie Collett
Melanie J. Collett, Grantee/Affiant

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 30th day of NOVEMBER, 2015.

Notary Public

07/02/18
My commission expires

WARRANTY DEED

For and in consideration of four hundred and thirty thousand and 00/100 dollars ($430,000.00) paid by the Grantees, Melanie J. Collett and her husband Jeffrey Collett, and other good and valuable consideration receipt of which is hereby acknowledged, I, Jacquelyn Joann Clark, Grantor, hereby convey to Grantees any and all of my interest in the following land, together with all easements held by Grantor, and I warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled B. E. Woodard's Subdivision, of record in Plat Book 974, Pages 94 and 95, 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 FRANCIS E. NYLANDER, by deed from DENNIS W. SHORT, JR. AND WIFE, CODY H. SHORT of record in Book 11685, Page 838, dated September 29, 1999, said Register's Office. Further being the same property conveyed to FRANCIS E. NYLANDER and BRIAN W. NYLANDER, WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from RICHARD A. NORTHCUTT, TRUSTEE, of record in Instrument No. 20000907-0088553, dated September 7, 2000, said Register's Office. FRANCIS E. NYLANDER having since died on or about December 9, 2001, leaving BRIAN W. NYLANDER as the surviving joint tenant. BRIAN W. NYLANDER has since created a tenancy by the entirety with spouse JACQUELYN JOANN CLARK by quitclaim deed of record in Instrument No. 20040917-0112095, dated September

16, 2004, said Register's Office. BRIAN W. NYLANDER having since died on or about September 19, 2004, leaving JACQUELYN JOANN CLARK as the surviving tenant by the entirety.

This improved property has the street address of 4024 Moss Rose Drive Nashville Tennessee 37216.

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Jacquelyn Joann Clark, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 30th day of November, 2015, before me personally appeared **Jacquelyn Joann Clark**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires