This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150108975 DEEDWARR
Recvd: 12/28/15 11:20 2 pgs
Fees:13.00 Taxes:739.63
20151228-0129846

ADDRESS NEW OWNER:
Jake L. Collier
108 28Th Street
Old Hickory, TN 37138-2512

SEND TAX BILL TO:
Guaranteed Rate, Inc.
163 Technology Dr., 2nd Floor
Irvine, CA 92618

MAP/PARCEL 053-12-0-095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marvin C. Manson and wife, Vicki C. Manson,** has this day bargained and sold, and does hereby transfer and convey unto **Jake L. Collier, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dabbs & Elliott Subdivision No. 1, Block "5" of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 50 feet on the Easterly margin of 28th Street and extends back 144 feet on the Northerly and Southerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Marvin C. Manson and Vicki C. Manson, husband and wife by Warranty deed from R. Wade Harris and Cheri T. Harris, husband and wife of record in Instrument No. 20110913-0070982 Register's Office for Davidson County, Tennessee, dated September 06, 2011 and recorded on September 13, 2011.

This is improved property known as: **108 28Th Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 547, page 97, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of December, 2015.

Marvin C. Manson

Marvin C. Manson

Vicki C. Manson

Vicki C. Manson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marvin C. Manson and Vicki C. Manson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of December, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 5/3/16

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

File No: 158998

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