BILL GARRETT, Davidson County
Trans:T20150109919 DEEDWARR
Recvd: 12/30/15 10:23 2 pgs
Fees:13.00 Taxes:623.45
20151230-0130965

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of December, 2015 by and between Jonathan Edward Collins, married, hereinafter referred to as GRANTOR, and Cynthia S. O'Toole and Kenneth O'Toole, wife and husband, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Noel Cove Townhomes, of record in In Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrumetn is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Edward Collins, a married man by Quitclaim Deed from Jonathan Edward Collins, a single person, dated July 25, 2012, recorded August 7, 2012, of record in instrument No. 20120807-0070111, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Jonathan Edward Collins, a single person by Warranty Deed from Hermitage Developers, Inc.dated June 30, 2005, recorded July 21, 2005, of record in Instrument No. 20050721-0084637, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 141 Noel Cove Circle, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan Edward Collins by Randa Dawson his attorney in fact
Jonathan Edward Collins by Randa Dawson his attorney in fact

Melinda Sue Collins by Randa Dawson her attorney in fact
Melinda Sue Collins by Randa Dawson her attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 2015 before me personally appeared Randa Dawson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan Edward Collins and Melinda Sue Collins and acknowledged that she executed the same as the free act and deed of said Jonathan Edward Collins and Melinda Sue Collins

Witness my hand, at office, this 15th day of December, 2015.

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

Name and Address of Property Owner:
Cynthia S. O'Toole and Kenneth O'Toole
141 Noel Cove Circle,
Hermitage, TN 37076

Send Tax Statements to:

First Bank
318 Seaboard Lane, Ste 205
Franklin, TN 37067

Map & Parcel: 086-10-0-B-141.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $168,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of December, 2015.

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-07-19
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-353