BILL GARRETT, Davidson County
Trans:T20160004478 DEEDWARR
Recvd: 01/19/16 10:30 2 pgs
Fees:13.00 Taxes:407.00
20160119-0004858

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0040

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of January, 2016

Notary Public
Commission Expires: 04-19-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eugene Collins 3106 Harlin Dr. Nashville, TN 37211	Eugene Collins 36 Belcaro Drive Nashville, TN 37215	133-01-0-028.00

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,

Tereas Enterprises, LLC

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

Eugene Collins

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(s) 30-A, as shown on the map entitled Plan of Resubdivision of Lots No. 30 of the H.G. McNabb Subdivision, or record in Plat Book 5190, page 391, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Teras Enterprises, A Tennessee Limited Liability Company, by deed from Tim Driver, an unmarried man, of record in instrument no. 20080903-0090008, dated August 29, 2008, said register's office.

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: 3106 Harlin Dr., Nashville, TN 37211.

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 15th day of January, 2016.

Teras Enterprises, LLC

Josh McKenzie
Title: Partner

John Bornstein
Title: Partner

Brad Betts
Title: Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Josh McKenzie with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Josh McKenzie of Teras Enterprises, LLC the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 15 day of January, 2016.

Notary Public

Commission Expiration: 1/18/16

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared John Bornstein with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the John Bornstein of Teras Enterprises, LLC, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 15 day of January, 2016.

Notary Public

Commission Expiration: 1/18/16

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Brad Betts with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Brad Betts of Teras Enterprises, LLC, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 15 day of January, 2016.

Notary Public

Commission Expiration: 1/18/16