RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167056

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2016. NOTARY PUBLIC My commission expires: 7.30.17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Walter Collins 2003 Overby Rd, Nashville, TN 37207	Christopher Walter Collins 2003 Overby Rd, Nashville, TN 37207	071 08 0 097.00

FOR AND IN CONSIDERATION of the sum of Seventy Three Thousand Five Hundred and 00/100 Dollars ($73,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH BRYANT, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER WALTER COLLINS,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 204 on the Map of Joywood Heights, Section 1, as shown on plat of record in Plat Book 1130, Page 91 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Estill Bryant and wife, Eileen Bryant by deed from John Overby and wife, Lola Overby, dated February 10, 1953 and recorded in Book 2136, Page 584, said Register's Office. Estill Bryant (one and the same as Estill S. Bryant) died on December 21, 1990 leaving Eileen Bryant as the surviving Tenants by the Entirety. Eileen Bryant (one and the same as Eileen Bernice Bryant) died on February 19, 2001, leaving no Will. At the time of her death her sole surviving Heir was Kenneth Bryant. Pursuant to Affidavits of Heirship recorded simultaneously herewith at Instrument # 20160204-0010778 and Instrument # 20160204-0010779 Kenneth Bryant conveys the subject property as the Heir at law of Eileen Bryant.

BILL GARRETT, Davidson County
Trans:T20160009547 DEEDWARR
Recvd: 02/04/16 09:35 2 pgs
Fees:13.00 Taxes:271.95

20160204-0010780

The address of the herein described property is believed to be 2003 Overby Rd, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein
shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of February, 2016.

KENNETH BRYANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of February, 2016.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

Notary Public

Tahira J. Pyszka
Printed Notary Name

My commission expires: 7-30-17