THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116

File No. 16-0098

Map-Parcel No.: Tract I: 133-01-0 092.00
Tract II: 133-01-0 282.00

BILL GARRETT, Davidson County
Trans:T20160015748 DEEDWARR
Recvd: 02/26/16 08:51 2 pgs
Fees:13.00 Taxes:555.00
20160226-0018275

Property Address:
Tract I: 424 Patterson Street, Nashville, TN 37211
Tract II: 523 Raymond Street, Nashville, TN 37211

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WARRANTY DEED

Send Tax Statements To:
SAME

Grantees' Name, Address:
CHRIS CHILDRESS and MARK TURNER
8279 Patterson Road
College Grove, TN 37046

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILMA JAYNE COLLINS, married,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **CHRIS CHILDRESS and MARK TURNER**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Tract I:
Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Patterson's Subdivision of Maple Hill, of record in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract II:
Land in Davidson County, Tennessee, being Lot(s) 272, as shown on the map entitled the Map of Sunrise Heights, Second Addition, of record in Book 421, page 46, 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 WILMA JAYNE COLLINS, from EUGENE COLLINS, by deed dated September 23, 2015, and recorded on September 24, 2015, in Instrument No. 20150924-00977136, Register's Office for Davidson County, Tennessee

Together with property described in the ordinance to close, vacate and abandon Hill Road by the Metropolitan Government of Nashville and Davidson County, by Bill No. 78-940, Metropolitan County Council and approved on July 21, 1978.

THE PROPERTIES CONVEYED HEREIN WERE NEVER THE PLACE OF RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantees, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson property taxes are a lien not are not yet due and payable.
2. All matters on the Plan of record in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee. (Tract I)

3. All matters on the Plan of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee. (Tract II)

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 22 day of February, 2016.

WILMA JAYNE COLLINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22 day of February, 2016, before me the undersigned officer, personally appeared **WILMA JAYNE COLLINS**, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

WITNESS my hand and seal this 22 day of February, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$150,000.00** .

Affiant

SWORN TO and subscribed before me on this 22 day of February, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16