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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020482 DEEDWARR
Recvd: 03/14/16 10:06 2 pgs
Fees:13.00 Taxes:290.45
20160314-0023822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIM EWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eugene Collins	Eugene Collins	119 13 0 041.00
(NAME)	(NAME)	
3006 Harlin Drive	36 Belcaro Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-Eight Thousand Five Hundred And No/100 Dollars ($78,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael L. Blackwell and Angela M. Blackwell, formerly Angela M. Peden, husband and wife**, hereinafter called 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:

Being Lot No. 15 on the Map of an Addition to and Revision of certain lots of the H.G. McNabb Subdivision, of record in Plat Book 1130 at Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Blackwell and Angela M. Peden, both unmarried by Warranty Deed from Pauline Florence Morton, a widow dated May 19, 1992 and recorded May 26, 1992 in Book 8632, Page 992, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3006 Harlin Drive, Nashville, TN 37211

File Number: FRN-160959SSO

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of March, 2016.

Michael L. Blackwell

Michael L. Blackwell

Angela M. Blackwell

Angela M. Blackwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Michael L. Blackwell and Angela M. Blackwell, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-160959SSO