WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036656 DEEDWARR
Recvd: 05/03/16 13:16 2 pgs
Fees:13.00 Taxes:296.00
20160503-0043520

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 9-7-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shawn Collins and Susan C. Kherkher	Shawn Collins and Susan C. Kherkher	119 13 0 301.00
(NAME)	(NAME)	
300 Timmons Street	7215 Edloe St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Houston, TX 77025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand And No/100 Dollars ($80,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vincent R. Huth**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn Collins and Susan C. Kherkher, husband and wife**, 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 the easterly 50 feet of Lot No. 38 on the Plat of Tankeley Subdivision, as of record in Book 547, Page 56, Register's Office for said County.

Said part of Lot No. 38 fronts 50 feet on the northerly side of East Timmons Street or Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed Philip O. Dillingham and wife, Connie E. Dillingham and Vincent R. Huth, unmarried by Deed from Lela Jackson, unmarried dated February 28, 1994 and recorded March 3, 1994 in Book 9266, Page 542, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vincent R. Huth by Quitclaim Deed from Philip Dillingham and wife, Connie Dillingham dated November 11, 1999 and recorded November 17, 1999 in Book 11746, Page 195, in said Register's Office for Davidson County, Tennessee.

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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 300 Timmons Street, 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 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 2nd day of May, 2016.

Vincent R. Huth

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Vincent A Huth with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2016.

Notary Public

My Commission Expires:

(SEAL) 9-10-18

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File Number: GRN-162293SSO