Return To: 16-0131
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 29, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160039141 DEEDWARR
Recvd: 05/11/16 09:35 2 pgs
Fees: 13.00 Taxes: 549.45
20160511-0046658

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin B. Collier and Kathryn D. Collier	**First Community Mortgage, Inc.**	**2-24.01**
(NAME) **231 East End Road**	(NAME) **275 Robert Rose Drive**	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elaina Carillon, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin B. Collier and Kathryn D. Collier, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

First Tract: Being in the 10th Civil District of Davidson County, Tennessee, on East End Road near Ridgetop and being Lot Number 2 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney on September 11, 1962. Beginning at a point in the center of East End Road, running South 69 degrees East 55 feet to a point; thence South 84 degrees 15 minutes East continuing with the center of said Road 115 feet; thence North 192 feet; thence West 168 feet; thence South 162 feet to the point of beginning.

Second Tract: Being in the 10th Civil District of said County, on East End Road near Ridgetop, and being Lot Number 3 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney, on September 11,1962. Beginning at a point in the center of East End Road, running South 84 degrees 15 minutes East 15 feet to a point; thence North 74 degrees 45 minutes East 167 feet to Crawford's line; thence due North 150 feet to an oak stump; thence due West 176 feet to a corner Lot Number 2; thence due South 192 feet; to the beginning.

Being the same property conveyed to Elaina Carillon, an unmarried woman, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, filed for record on June 13, 2013 at Instrument Number 20130613-0060522, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **231 East End Road, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **April, 2016**.

Elaina Carillon

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Elaina Carillon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **April, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY