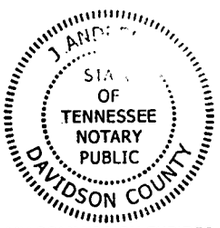
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16057496



MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $103,206.79.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2016.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20160049033 DEEDWARR
Recvd: 06/09/16 14:13 2 pgs
Fees: 13.00 Taxes: 381.87
20160609-0058527

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn Collins 510 Timmons St Nashville TN 37205	New Owner	Tax Parcel ID No. 119-02-0-130.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caitlin Jean Paris, as executrix of the Estate of Mollie Ruth Thompson and George Andrew Grady, as their interests may appear** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Collins**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 34, and the easterly 34 feet of Lot No. 33, as shown on the map entitled Map of Subdivision of Lots No 7-8-9 & 10 and part of 6-11-12 & 13 Cumberland Nurseries Plan, of record in Plat Book 332, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 34 fronts 32 feet on the southerly side of Evelyn Street and runs back with the westerly margin of Miller Street, 150 feet to an alley and shows 31 feet on said alley.

Said easterly part of Lot No. 33 fronts 34 feet on the southerly side of Evelyn Street and runs back between parallel lines 1150 feet to an alley.

Said Lot No. 34 and the easterly part of Lot 33 adjoins and together front 66 feet on the southerly side of Evelyn Street.

Being the same property conveyed to Mollie Ruth Thompson, Mildred Thompson Godley and Bertie Mai Thompson, by deed from Mrs. Rosie Nell Thompson, a widow, of record in Book 2751, page 131 , dated June 5, 1958 , said Register's Office.

Bertie Mai Thompson conveyed her interest in subject property to Mollie Ruth Thompson and Mildred Thompson Godley by deed of record in Book 6121, page 316, dated August 18, 1983, said Register's Office.

Mildred Thompson Godley, conveyed her interest in subject property to Mollie Ruth Thompson, by deed of record in Book 9300, page 440, dated March 28, 1994, said Register's Office.

Mollie Ruth Thompson having died testate, on or about August 1, 2014. Her Last Will and Testament being filed in the Probate/Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 16P742, directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Caitlin Jean Paris.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 119-02-0-130.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 36, said Register's Office.

This is improved property located at 101 Evelyn Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2016.

Caitlin Paris - executrix
Caitlin Jean Paris, Executrix

George Andrew Grady
George Andrew Grady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caitlin Jean Paris with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Mollie Ruth Thompson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of June, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Andrew Grady, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____