BILL GARRETT, Davidson County
Trans:T20160051663 DEEDWARR
Recvd: 06/17/16 14:02 3 pgs
Fees:18.00 Taxes:2874.90
20160617-0061838

**THIS INSTRUMENT PREPARED BY:**
**Christopher B. Fowler**
**TUNE, ENTREKIN & WHITE, P.C.**
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is
$ 777,000.00

Nancy L Phillips
AFFIANT

Subscribed and sworn to before me, this 14th day of June, 2016.

NOTARY PUBLIC

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

**WARRANTY DEED**

**Address of New Owners:**
Nancy L. Phillips
Nancy L. Phillips
2313 Woodmont Blvd
Nashville, TN 37215

**Send Tax Bills To:** Owner
2313 Woodmont Blvd.
Nashville, TN
37215

**Map & Parcel:**
088 00 0 014.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged. Treva A. Collins Trust, by Belinda Collins (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Nancy L. Phillips, married, (The "Grantee"), heirs and/or assigns a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at the point of the intersection of the northwesterly margin of River Road and the northerly margin of Lakeview Drive; thence with the northerly margin of Lakeview Drive in a generally westerly direction, South 85 degrees 24 minutes W. 172 ft., more or less, to a point: thence around a curve to the left, said curve having a radius of 1,171 ft., a distance of 692.76 ft. to a point; thence S. 51 degrees 30 minutes W. 402 ft. to a point same being the southeast corner of

the property conveyed to Vance; thence leaving the north margin of Lakeview Drive N. 42 degrees 30 minutes W. 748 ft. to a point at the top of a ridge; thence meandering along the top of the ridge N. 54 degrees 30 minutes W. 705 ft. to a point; thence N. 169 degrees W. 320 ft. to a point in a fence, the same being the southerly margin of the property belonging to Rivermont Farms, Inc; thence along said fence N. 36 degrees 15 minutes E. 130 ft. to a Hickory, thence N. 60 degrees 15 minutes E. 124 ft. to a post; thence N. 77 degrees E 200 ft. to a post; thence N. 79 degrees 15 minutes E. 300ft. to a post: thence N. 72 degrees E. 409 ft. to a post; thence S. 74 degrees 10 minutes E. 1546 ft. to a point at the northwesterly margin of River Road; thence along the margin of River Road S. 21degrees 56 minutes W. 590 ft. to a point; thence an offset N. 68 degrees 04 minutes W. 20ft. to a point: thence continuing with said margin around a curve to the left, said curve having a radius of 1,457.5 ft., a distance of 200 ft., more or less to the point of beginning, containing 56.39 acres more or less.

Included in the above description but excluded from this conveyance is that portion of land conveyed to Harold Allen Collins and wife, Brenda Collins containing 5.0 acres, more or less of record in Book 6320, page 697 and recorded in Book 6458 page 170, R.O.D.C. Tennessee, and that portion of land conveyed to Harold Allen Collins and wife, Brenda Collins containing .24 acres more or less of record in Book 8527, page 452 R.O.D.C., Tennessee.

Being the same property conveyed to Treva A. Collins Trust by quitclaim deed from Treva A. Collins, dated July 17, 2014, of record in Instrument No. 20140717-0063297, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 7410 Lakeview Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the property to the said Grantee, its successors and/or against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of June, 2016.

Treva A. Collins

Treva A. Collins Trust

By: Belinda Collins

Belinda Collins, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and aforesaid, personally appeared Belinda Collins, trustee for the Treva A. Collins Trust, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument for the purpose therein contained as Trustee of the Treva A. Collins Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 2016.

Subscribed and sworn to before me this 14th day of June, 2016.

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: JULY 2, 2018