Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is ~~$349,900.00~~. Affiant Subscribed and sworn to before me, this the 6th day of July, 2016. Notary Public My commission expires: 09-19-2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Pfleegor	**Mortgage Investors Group**	**133-01-0-182.00**
526 High St	**8320 East Walker Springs Lane #200**	
Nashville, TN 37211	**Knoxville, TN 37923**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Eugene Collins, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Pfleegor and Erica Pfleegor, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 191, as shown on the map entitled Second Plan of Sunrise Heights, of record in Book 421, page 46, 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. 191 fronts 50 feet on the northerly side of High Street and extends back between line 141.6 feet on the westerly side and 143 feet on the easterly side to a dead line in the rear measuring 50.1 feet thereon.

Being the same property conveyed to EUGENE COLLINS, by deed from RITA FAYE RAMSEY, of record in Instrument No. 20151028-0109748, dated October 26, 2016, said Register's Office. Further being the same property conveyed to WILMA JAYNE COLLINS, by deed from EUGENE COLLINS, of record in Instrument No. 20151110-00114358, dated November 9, 2015, said Register's Office. Further being the same property conveyed to EUGENE COLLINS, by deed from WILMA JAYNE COLLINS, of record in Instrument No.2015122-0124733, dated December 10, 2015, said Register's Office.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **526 High St, Nashville, TN 37211**.

BILL GARRETT, Davidson County
Trans:T20160057750 DEEDWARR
Recvd: 07/07/16 09:29 2 pgs
Fees:13.00 Taxes:1294.63
20160707-0069421

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of July, 2016.

Eugene Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene Collins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **July, 2016.**

Notary Public

My Commission Expires: 9-20-16

