Davidson County DEEDWARR
Recvd: 07/13/16 09:13 2 pgs
Fees:13.00 Taxes:629.00
20160713-0071567

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2016.

Notary Public
My commission expires: 4/24/19

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Denise J. Hoolhorst	New Owner	119-02-0-130-00
101 Evelyn Drive		
Nashville, TN 37210		

ORN- 16341C

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn Collins, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Denise J. Hoolhorst, a single woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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 150 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 Shawn Collins by warranty deed from Caitlin Jean Paris, as executrix of the Estate of Mollie Ruth Thompson and George Andrew Grady of record in Instrument No. 20160609-0058527 Register's Office for Davidson County, Tennessee, dated 06/02/2016 and recorded on 06/09/2016.

This property is improved property known as **101 Evelyn Drive, Nashville, TN, 37210.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 8th day of July, 2016.

Shawn Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at this the 8th day of July, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064555

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018