THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33109-06-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Darey Enoch Affiant Subscribed and sworn to before me this 12th day of July, 2016. Amy Dieterle Notary Public My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Graham, Heidi Graham 1069 Beech Tree Lane Brentwood, TN 37027	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 171 08 0 A 076 00CO

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, **Daryl Philip Colllins, Jr. and wife, Erica Collins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Graham and Heidi Graham, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1069 Beech Tree Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160060483 DEEDWARR
Recvd: 07/14/16 13:51 3 pgs
Fees:18.00 Taxes:1431.90
20160714-0072457

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of July, 2016.

Daryl Philip Collins, Jr.

Erica Collins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daryl Philip Collins, Jr. and Erica Collins**, 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, at office, this 12th day of July, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cottonport Plantation, Phase II, as of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Daryl Philip Collins, Jr. and wife, Erica Collins, by deed dated May 22, 2009 from Wayne D. Feltus and wife Beth A. Feltus of record in Instrument No. 20090601-0050058, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 171 08 0 A 076 00CO.
2. Restrictive covenants contained in an instrument of record in Book 7430, Page 784, amended in Book 7565, Page 57 and Book 7824, Page 254, made applicable in Book 7897, Page 576, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Cottonport Plantation of record in Book 7637, Page 925, amended in Book 8313, Page 932, Register's Office for Davidson County, Tennessee.
4. Amended By-Laws of Cottonport Plantation Homeowner's Association, Inc. of record in Book 10775, Page 37, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee.
6. Easement for sidewalk of record in Book 8263, Page 501, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7350, page 137, Register's Office for Davidson County, Tennessee.