Davidson County DEEDWARR
Recvd: 08/02/16 09:44 2 pgs
Fees:13.00 Taxes:1072.63
20160802-0079491

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 16057664 163091	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2016. Notary Public My Commission Expires: 4-24-18

SHELLY M. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Malenke	Synovus Mortgage Corp.	Tax Parcel ID No.
100 Elberta Street	2204 Lakeshore Dr, Ste 325	119-06-0-015.00
Nashville TN 37210	Birmingham, AL 35209	119-06-0-016.00

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, **Shawn Collins and Susan Compton Kherkher, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Malenke, an unmarried man,** ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126, Map of Subdivision of Lots 3 & 4 and parts of Lot Nos. 5 & 6, Cumberland Nurseries Plan, of record in Book 332, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

AND

Land in Davidson County, Tennessee, being the Easterly 25 feet of Lot Number 126 in Block 5 of the Cumberland Nurseries Plan, as recorded in Deed Book 332, page 148, R.O.D.C., Tennessee.

Being the same property conveyed to SHAWN COLLINS and SUSAN COMPTON KHERKHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by quitclaim deed from SHAWN COLLINS and SUSAN COMPTON KHERKHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20160802-0079490, said Register's Office.

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. 119-06-0-015.00.

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 148, said Register's Office.

This is improved property located at 100 Elberta Street 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 12th day of July, 2016.

Shawn Collins

Susan Compton Kherkher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn Collins and Susan Compton Kherkher, with whom I am personally acquainted, 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: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

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
WILSON COUNTY

Shelly M Smith

Commission Expires
4-24-2018