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 $60,000.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jerry Drake<br>3902 Meadow Road<br>Nashville, TN 37218 | New Owner | 069-04-0-066.00 |

## 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, **Tabatha D. Collins and Freddie Collins,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jerry Drake,** 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 No.20 of Block "AA" on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CATHY WILLIAMS, by deed from DORIS A. BRUMIT, TRUSTEE, of record in Book 9607, Page 953, dated February 28, 1995, said Register's Office.

CATHY WILLIAMS, also known as Laura Catherine Williams, having since died, unmarried, on or about September 25, 2015, without a Will, in Davidson County, Tennessee, leaving as her only Heirs at Law, Tabatha Collins and Freddie Collins by Affidavits of Heirship recorded on August 18, 2016 in Instrument Number 20160818-0086259, and Instrument Number 20160818-0086260, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3902 Meadow Road, Nashville, TN, 37218.**

**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 069-04-0-066.00; (2) Matters shown on the Plan of record in Plat Book 1130, Page 54, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160071913 DEEDWARR
Recvd: 08/18/16 10:14 2 pgs
Fees:13.00 Taxes:222.00
20160818-0086261

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 4th day of August, 2016.

Tabatha D. Collins

Freddie 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 **Tabatha D. Collins and Freddie 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 4th day of August, 2016.

Notary Public

My Commission expires: 8-5-18

FILE NO: 2016064528

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON