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

BILL GARRETT, Davidson County
Trans:T20160071919 DEEDWARR
Recvd: 08/18/16 10:19 2 pgs
Fees:13.00 Taxes:518.00
20160818-0086264

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 15th 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
Shawn Collins 506 Drake Avenue Nashville, TN 37211-2803	New Owner	133-01-0-065.00

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, **Joseph P. Dick, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shawn Collins, married,** 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. 26 on the Plan of William Coleman's Subdivision at 7.08 acres off the West part of Radnor College Land of record in Plat Book 547, Page 181, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph P. Dick by Cash deed from Mel Martinez, Secretary of Housing and Urban development, of Washington, D.C. of record in Instrument No. 20020506-0055156 Register's Office for Davidson County, Tennessee, dated April 24, 2002 and recorded on May 06, 2002.

This property is improved property known as **506 Drake Avenue, Nashville, TN, 37211-2803.**

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 547, Page 181; (3) Deed of Easement (for a fence) of record in Book 7617, Page 706; All of record in the 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 15th day of August, 2016.

Joseph P. Dick

Joseph P. Dick

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 **Joseph P. Dick** 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 15th day of August, 2016.

Erin Kirouac

Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

FILE NO: 2016084659