BILL GARRETT, Davidson County
Trans:T20160078282 DEEDWARR
Recvd: 09/07/16 11:10 2 pgs
Fees:13.00 Taxes:651.20
20160907-0093934

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of September, 2016, by and between Allison Y Patton,unmarried, by William Patton, Attorney in Fact, party of the first part, and Marcus Collins and Chatika Sharfner-Collins, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 41, Final Plat, Section Two (2), Vantage Pointe (formerly North Forty), as shown on plat of record n Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Allison Y. Patton by virtue of that certain Quit Claim Deed dated April 11, 2016, at Instrument No. 20160413-0035302 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Music City Lands Trust, Idella M. Lawrence by virtue of Warranty Deed dated April 1, 2015 at Instrument No. 20150406-0030038 in the amount of $108,000.00 in the said Register's Office.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself , my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Y Patton by William Patton, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared William Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Y. Patton, and who acknowledged that he executed the same as the free act and deed of Allison Y. Patton.

WITNESS my hand and official seal at office this 2nd day of September, 2016.

Notary Public

My Commission Expires: 9-25-19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee

COUNTY OF Davidson

William Patton, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Allison Y. Patton, the principal.

This 2nd day of September, 2016

William Patton

Sworn to and subscribed before me by William Patton, this 2nd day of September, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires 9.25.19

Property Owner & Address: Marcus Collins and Chatika Sharfner-Collins
1277 Goodmorning Dr.
Nashville, TN 37207

Tax Parcel No 041030A10300CO

Property Address: 1277 ~~Lot 41~~ Goodmorning Dr.
Nashville, TN 37207

MAIL TAX BILLS TO: same

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $176,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of September, 2016.

Notary Public

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-20-20