This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161851TN

Davidson County	DEEDWARR
Recvd: 09/22/16 10:47	3 pgs
Fees:18.00 Taxes:860.25	
20160922-0099872	

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Matthew Levi Collins **322 Dade Drive** **Nashville, TN 37211** 165528	**Farmington Mortgage** Ste 300A 2002 Richard Jones Rd Nashville, TN 37215	**148.05-0-090.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin David McGee, unmarried and Bill D. McGee, married**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Matthew Levi Collins and Rogerio Hideki Shibata, husband and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Haywood Acres, Section One, as of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Austin David McGee, unmarried, and Bill D. McGee, married from U.S. Bank National Association, as trustee, on behalf of the holders of the Asset Backed Pass-Through Certificates, Series RFC 2007-HE1 by Special Warranty Deed dated 03/24/2011, filed for record on 04/01/2011 in Instrument No. 20110401-0025203, Register's Office for Davidson County, Tennessee.

****Bill D. McGee is not joined herein by his spouse as this property is not, and has never been, the primary residence of the grantor, Bill D. McGee, or the grantor's spouse. Therefore, this property does not constitute any portion of the marital estate.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND **Austin David McGee and Bill D. McGee** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Austin David McGee and Bill D. McGee** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **322 Dade Drive, Nashville, TN 37211.**

Executed on this 20th day of September. 2016.

Austin David McGee

Austin David McGee

Bill D McGee By Austin D McGee

Bill D. McGee By Austin McGee
His Attorney In Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Austin David McGee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of September, 2016.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Austin David McGee**, to me known to be the person who executed the foregoing instrument on behalf of **Bill D. McGee** as Attorney In Fact, and who acknowledged that he executed the same as the free act and deed of said **Bill D. McGee** and for the purposes therein contained

Witness my hand this 20th day of September, 2016.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $232,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of September, 2016.

Notary Public

My Commission Expires: 7/10/20

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
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith