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

File # 161717TN

BILL GARRETT, Davidson County
Trans:T20160083725 DEEDWARR
Recvd: 09/23/16 11:31 2 pgs
Fees:13.00 Taxes:1061.90
20160923-0100486

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Rosemary C. Holst	**Farmington Mortgage**	
7925 Kirkfield Drive	2002 Richard Jones Rd, Ste 300A	**181-01-0B-261.00CO**
Nashville, TN 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Coll, III and wife, Rora A. Coll**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Rosemary C. Holst, an unmarried woman,** hereinafter called the Grantee, her 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 Section One, Phase Three, 2nd Addition to Sugar Valley Subdivision, an RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 200712140143931, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John E. Coll, III and wife, Rora A. Coll from On Point Construction Company, Inc., a Tennessee Corporation by Warranty Deed dated 03/27/2014, filed for record on 04/08/2014 in Instrument No. 20140408-0029103, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee 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 Grantee, his/her heirs and assigns, forever;

AND **John E. Coll, III and Rora A. Coll** do covenant with the said Grantee 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 **John E. Coll, III and Rora A. Coll** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **7925 Kirkfield Drive, Nashville, TN 37211**.

Executed on this 15th day of September, 2016.

John E. Coll III

John E. Coll, III

Rora A. Coll

Rora A. Coll

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **John E. Coll, III and Rora A. Coll** , 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 this 15th 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 $287,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of September, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County