Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

Subscribed and sworn to before me, this 29 day of September 2016.

Notary Public Leigh Anne Sailors
My commission expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/30/16 07:56 3 pgs
Fees:18.00 Taxes:791.80
20160930-0102992

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Steven Wall	Same	P.O 11914023200
~~245 Morton Ave~~	7304 Shepton Park	
~~Nashville TN 37211~~	Fairview, tn 37062	

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 Kevin L. Collier, an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Matthew Steven Wall and wife, Kathy Estes Wall 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:

Being Lot 31 on the Plan of Pleasant View Subdivision of Mrs. McCombs property of record in Book 421 Page 134 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Henry C. Freseman and wife Geneva Collier Freseman by deed of record in Book 7987 page 147 from Geneva Collier Freeman and Duane Majeske of record in Book 7987 page 147 Register's Office for Davidson County, Tennessee. Henry C. Freseman died on October 14, 1990 leaving Geneva Collier Freseman as surviving tenant by the entirety. Geneva Collier Freseman then known as Geneva Collier Freseman Robichaud died on intestate on August 13, 1996 leaving her husband Omer J. Robichaud and sons Kevin Collier and Rupert Collier as heirs as law as evidenced by Affidavit of Heirship of record in Instrument No. 20050510-0052900 Register's Office for Davidson County, Tennessee. Omer J. Robichaud died April 10, 2000 leaving one son William J. Robichaud as evidenced by Affidavit of Heirship of record in Instrument No. 20050510-0052900 Register's Office for Davidson County, Tennessee. William J. Robichaud conveyed his interest by quitclaim deed to Kevin L. Collier of record in 20050714-0082058 Register's Office for Davidson

County, Tennessee and Rubert L. Collier conveyed his interest by quitclaim deed to Kevin L. Collier of record in Instrument No. 20050624-0072788 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Pleasant View Subdivision of Mrs. McCombs property of record in Book 421 Page 134

This property is improved property known as 245 Morton Ave, Nashville, Tennessee 37211

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 29 day of September, 2016.

Kevin L. Collier

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 Kevin L. Collier, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 29th day of September, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09624

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

