STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $254,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2016.

Notary Public

My commission expires: 6.21.17

(Notary Stamp)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160092346 DEEDWARR
Recvd: 10/19/16 12:10 2 pgs
Fees:13.00 Taxes:943.13
20161019-0110505

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Spencer Holleman and Francesca Holleman	Spencer Holleman and Francesca Holleman	133-01-0-065.00
506 Drake Avenue	506 Drake Avenue	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shawn Collins, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Spencer Holleman and Francesca Holleman, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 26 on the Plan of WM. Coleman's Subdivision of 7.08 Acres of 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 Shawn Collins, married, by Warranty Deed from Joseph P. Dick, unmarried, of record as Instrument No. 20160818-0086264 in the Register's Office for Davidson County, Tennessee.

The subject property is not the marital residence of Grantor or Grantor's spouse.

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

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been or paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of October, 2016.

Shawn Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shawn Collins, the bargainor, 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 and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 14th day of October, 2016.

Notary Public

My Commission Expires: 8.24.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 816040