	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.** Affiant Subscribed and sworn to before me, this the 10th day of November, 2016. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Turner	Chris Childress	**119-14-0-301.00**
312 & 314 Sunrise Avenue	PO Box 739	
Nashville, TN 37211	Lavergne, TN 37086	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Eugene Collins, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Turner, married and Chris Childress, married,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 12, on the plan of part of Sunrise Heights Subdivision, of record in Book 332, page 107, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 12 adjoins Lot 13 and fronts 50 feet on the Northerly side of Sunrise Avenue, with said Lot No. 12 running back between parallel lines, 160 feet to an alley.

And

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of part of the Sunrise Subdivision, of record in Book 421, Page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 13 adjoins Lot 12 and fronts 50 feet on the Northerly side of Sunrise Avenue, with said Lot No. 13 running back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elizabeth A. Adams, by deed from Roger West Hudson and wife, Brenda Jo Hudson, of record in Instrument No. 20080702-0068371, dated June 30, 2008, said Register's Office.

Elizabeth A. Adams nka Elizabeth Ann Threlkeld, conveyed her interest in subject property to Elizabeth Anne Threlkeld and husband, Brian Threlkeld, by quitclaim deed of record in Instrument No, 20150916-0093753, dated September 15, 2015, said Register's Office.

Being the same property conveyed to Eugene Collins, married by Warranty deed from Elizabeth Anne Threlkeld and Brian Threlkeld, wife and husband of record in Instrument No. 20160728-0077668 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 28, 2018. (Value of consideration shown in aforementioned deed $200,000.00.)

BILL GARRETT, Davidson County
Trans:T20160100777 DEEDWARR
Recvd: 11/15/16 13:01 2 pgs
Fees:13.00 Taxes:740.00
20161115-0120366

Being the same property conveyed to Eugene Collins by Quitclaim deed from Eugene Collins of record in Instrument No. 20160901-0091908 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 01, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 314 Sunrise Avenue Nashville, Tennessee 372112906.

This is improved property, known as **312 & 314 Sunrise Avenue, Nashville, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 10th day of November, 2016.

Eugene Collins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene Collins**, 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, at office, this **10th** day of **November, 2016.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY