NEW OWNER:

Jennifer L. Gamache
3357 Cain Harbor Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0991

Map 062, Group 02-0-B, Parcel 114.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 11/29/16 16:03 4 pgs
Fees:23.00 Taxes:758.13
20161129-0125331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Four Thousand Nine Hundred and 00/100 Dollars ($204,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN R. COLLINS AND HIS WIFE MICHELLE M. COLLINS, FKA MICHELLE M. POOLE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER L. GAMACHE,*** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

* a single person

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of The First Amendment of Abbington Park, Phase One, Section Three, a Planned Unit Development, of record in Instrument No. 20040728-0090230, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michelle M. Poole and Justin R. Collins, both single persons, by Warranty Deed from Jeffrey D. Smith, dated April 26, 2010, and of record in Instrument No. 20100513-0037068, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3357 Cain Harbor Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **November, 2016**.

JUSTIN R. COLLINS

MICHELLE M. COLLINS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JUSTIN R. COLLINS AND MICHELLE M. COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **November, 2016**.

NOTARY PUBLIC

My commission expires: 1-6-2020

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

****

The actual consideration or value, whichever is greater, for this transfer is $ **204,900.00** .

Debbie A. Meadows
AFFIANT

Sworn to and subscribed to before me this 21st day of **November, 2016.**

Jill Simmons
NOTARY PUBLIC

My commission expires: 9/4/19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

