WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105674 DEEDWARR
Recvd: 12/01/16 10:32 2 pgs
Fees:13.00 Taxes:823.25
20161201-0126032

O-VRES-16-876-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Collum	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
876 Norwalk Drive	**2002 Richard Jones Road, Suite 300A**	**108-04-0-115.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4008	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN D. BLEVINS LITTLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW COLLUM, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 62A and 62B on the Plan of Zone Lot Division, Lot Nos. 60, 61 & 62, Larchwood, Section 2 of record in Plat Book 5800, Page 266, amending Plat Book 5200, Pages 57 through 59, Inclusive 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 Susan D. Blevins Little by Quitclaim deed from Susan D. Little (n/k/a Susan D. Blevins Little) of record in Instrument No. 20120705-0058876 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on July 05, 2012.

NOTE: CHARLES H. LITTLE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page, 266, amending Plat Book 5200, Pages 57, 58 and 59 Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696; Book 6011, Page 130; Book 5158, Page 918; Book 6038, Page 456; Book 6076, Page 169; Book 6079, Page 236; Book 6103, Page 741; Book 6121, Page 24; Book 6122, Page 482; Book 6135, Page 232; Book 6137, Page 470; Book 6137, Page 474; Book 6137, Page 478; Book 6138, Page 808; Book 6149, Page 988; Book 6221, Page 430; Book 6452, Page 163; Book 6535, Page 880 and Book 7216, Page 574, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **876 Norwalk Drive , Nashville, Tennessee 37214-4008**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(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/our hand(s) this the 29th DAY OF NOVEMBER, 2016.

Susan D. Blevins Little

Susan D. Blevins Little

Charles H. Little

Charles H. Little

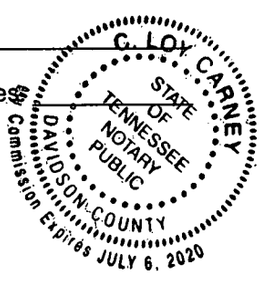
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN D. BLEVINS LITTLE AND CHARLES H. LITTLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2016.

C. Loy Carney

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212