| | |
|---|---|
| Return To: Perrone & Young<br>**109 Westpark Drive**<br>**Suite 330**<br>**Brentwood, TN 37027** | State of Tennessee<br>County of Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is ~~$130,000.00~~.<br><br>Affiant<br><br>Subscribed and sworn to ~~before me, this~~ the 5th day of December, 2016.<br><br>Notary Public<br><br>My commission expires: 10-3-2020<br>(AFFIX SEAL) |

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Billy Phillips** | **First Tennessee Bank National Association** | **133-01-0-076.00** |
| **521 Patterson Street** | **P.O. Box 5954** | |
| **Nashville, TN 37211** | **Springfield, OH 45501-5955** | |
| | | |

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

**Eugene Collins, unmarried,**

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

**Billy Phillips, unmarried,**

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

**Land in Davidson County, Tennessee, being the Westerly part of Lot No. 69 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for said County; part of a 7 1/2 foot alley, now closed, West of said lot, and the Northerly part of a "Reserved" strip East of Lot Nos. 40, 41 and 42, as shown on the Plan of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, said Register's Office, described together as follows:**

**Beginning at the Northeast corner of Lot No. 40 on said plan of H. G. McNabb's Subdivision, on the Southerly margin of Patterson Street; thence with said margin of Patterson Street Easterly 60 feet to a point which is 12.5 feet Easterly from the Northwest corner of said Lot No. 69; thence Southerly and parallel with the Easterly lines of Lot Nos. 40, 41 and 42, said H. G. McNabb's Subdivision 170 feet, more or less, to the Northerly margin of a 15 foot alley as shown on said Map of Patterson's Subdivision of Maple Hill; thence with the Northerly margin of said alley, passing the Westerly terminus thereof at 35 feet, and continuing in the same direction a total distance of 60 feet, more or less, to the Easterly line of Lot No. 42, said McNabb's Subdivision; and thence with the Easterly lines of said Lot Nos. 42, 41 and 40, Northerly 175 feet, more or less, to the beginning.**

**Being the same property conveyed to James M. Kemp and wife, Mary A. Kemp by Quitclaim deed from James M. Kemp of record in Instrument No. 20130520-0050366 Register's Office for Davidson County, Tennessee, dated May 9, 2013 and recorded on May 20, 2013. (Value of consideration shown in aforementioned deed $0.00.)**

**Being the same property conveyed to Eugene Collins, married by Warranty deed from James M. Kemp and Mary A. Kemp, husband and wife of record in Instrument No. 20160705-0068270 Register's Office for Davidson County, Tennessee, dated July 1, 2016 and recorded on July 5, 2016.**

BILL GARRETT, Davidson County
Trans:T20160106999 DEEDWARR
Recvd: 12/06/16 09:27 2 pgs
Fees:13.00 Taxes:481.00
20161206--0127738

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **521 Patterson Street, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are 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 Grantees, 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 5th day of December, 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 **5th** day of **December, 2016.**

**Notary Public**

**My Commission Expires:** 10-3-2020

