BILL GARRETT, Davidson County
Trans:T20170002497 DEEDWARR
Recvd: 01/10/17 11:19 2 pgs
Fees:13.00 Taxes:1589.15
20170110-0002779

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kathleen Collins
4577 Winfield Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Acopia, LLC
306 Northcreek Blvd, Ste 100
Goodlettsville, TN 37072

Map/Parcel
#172-14-B-026.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Larry B. Huddleston, a fifty percent (50%) interest as Tenant-in-Common, and wife, Voncille S. Huddleston, a fifty percent (50%) interest as Tenant-in-Common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kathleen Collins and Robert W. Collins, wife and husband**, 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:

Land in Davidson County, Tennessee, being **Lot No. 26** on the Plan of **Winfield Park, Phase 1, Section 1, Revision 1**, as shown by plat and survey of record in Instrument No. 20010313-0024108, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry B. Huddleston, a fifty percent 950%) interest as Tenant-in-Common, and wife, Voncille D. Huddleston, a fifty percent (50%) interest as Tenant-in-Common, by Quitclaim Deed to Create a Tenancy in Common dated February 9, 2010, from Larry B. Huddleston, and wife Voncille S. Huddleston, appearing of record in Instrument No. 20100211-0010865, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **4577 Winfield Dr., Nashville, Tennessee 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 the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 OUR HANDS, this the **6th** day of **January, 2017.**

Larry B. Huddleston

Voncille S. Huddleston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry B. Huddleston and Voncille S. Huddleston**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of January, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $429,500.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

File #16120053

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY