THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170110602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170017520 DEEDWARR
Recvd: 03/01/17 09:04 2 pgs
Fees:13.00 Taxes:869.50
20170301-0020034

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Fenner 1906 Chet Akins #606 Nashville, TN 37212	New Owner	Tax Parcel ID No. 119-13-0-114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn Collins and Susan C. Kherkher, as joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Charles Fenner and Erin M. Brooks, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for said County.

SAID Lot No. 26 fronts 50.0 feet on the northerly side of Timmons Street and runs back between lines 165.7 feet on the westerly line and 164.4 feet on the easterly line to an alley in the rear on which it measures 50.0 feet.

LAND in Davidson County, Tennessee, being 10 feet off of the East side of Lot No. 25 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for said County.

SAID part of Lot No. 25 fronts 10 feet on the northerly side of Timmons Street and runs back between parallel lines to an alley, measuring 165.7 feet, more or less, on the westerly line and 165.7 feet on the easterly line.

Being the same property conveyed to SHAWN COLLINS and SUSAN C. KHERKHER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from DIANE MILLS, UNMARRIED, of record in Instrument No. 20150504-0040257 , dated May 1, 2015 , corrected by Affidavit of record in Instrument No. 20150619-0058884, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 119-13-0-114.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 19, said Register's Office.

Restrictive covenant of record in Book 9441, page 274, said Register's Office.

This is improved property located at 510 Timmons Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2017.

Shawn Collins

Susan C. Kherkher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn Collins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan C. Kherkher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018