WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

BILL GARRETT, Davidson County
Trans:T20170019025 DEEDWARR
Recvd: 03/06/17 11:25 2 pgs
Fees:13.00 Taxes:1128.50
20170306-0021771

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jason A. Goldstein and Lindsey M. Miller	NEW OWNER	141 05 0A 115.00
(NAME)	(NAME)	
636 Wolfeboro Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Five Thousand And No/100 Dollars ($305,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph A. Collins, Jr., a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Goldstein, an unmarried man and Lindsey Miller, an unmarried woman, as tenants in common with right of survivorship,** 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, TN being Lot No. 115 on the Plan of Avondale Park, Phase I, Section 2 of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Collins, Jr., unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated May 28, 2010 and recorded June 2, 2010 as Instrument No. 20100602-0042319 in said Register's Office for Davidson County, Tennessee.

Meredith Collins, The spouse of the grantor joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 636 Wolfeboro Ln., Nashville, TN 37221

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this the 1st day of March, 2017

Joseph A. Collins, Jr.

Meredith Collins

STATE OF LOUISIANA

JEFFERSON PARISH

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph A. Collins, Jr. and Meredith Collins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2017.

Notary Public Ja'Net L. Davis #140899

My Commission Expires: Lifetime

(SEAL)

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