Return to: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170036282 DEEDWARR
Recvd: 05/01/17 09:12 2 pgs
Fees:13.00 Taxes:388.50
20170501-0042226

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2017.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
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:
Eugene Collins	**Eugene Collins**	**133-01-0-068.00**
512 Drake Avenue	**36 Belcaro Circle**	
Nashville, TN 37211	**Nashville, TN 37215**	

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,

James C. Folger, married

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

Eugene Collins, 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 Lot No. 29 and the easterly 10 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the West part of Radnor College Lands, of record in Plat Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and the easterly 10 feet of Lot No. 30 of said subdivision adjoin and front together 60 feet on the north side of Drake Avenue and run back between parallel lines 193 feet to an alley in the rear on which they measure 60 feet.

Being the same property conveyed to JAMES C. FOLGER, by deed from EUGENE COLLINS, of record in Instrument No. 20150102-0000093, dated December 31, 2014, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

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 **512 Drake Avenue, 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 28th day of April, 2017.

James Folger by Mary H Folger AIF

James Folger by Mary H. Folger his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mary H. Folger**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for **James C. Folger**, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James C. Folger**, the within named bargainor by the said **Mary H. Folger,** as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 28th day of April, 2017.

Notary Public

My Commission Expires: 10-3-2020

