WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/31/2020

(AFFIX SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

BILL GARRETT, Davidson County
Trans:T20170037853 DEEDWARR
Recvd: 05/04/17 10:24 2 pgs
Fees:13.00 Taxes:699.30

20170504-0044186

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robbie Blake Collier	new owner	096-10-O-177.00
(NAME)	(NAME)	
2907 Emery Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Margaret Maggart, an umarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robbie Blake Collier, unmarried and Chelsey Brittany Secula, unmarried as tenants in common with rights of survivorship.**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Said Lot No. 350 fronts 65 feet on the south side of Henry Drive and runs back 455.7 feet on the east line and 159.3 feet on the west line, to a dead line, Measuring 58 feet thereon.

Being the same property conveyed to Wilbur Maggart and wife, Margaret H. Maggart by Deed dated 08/15/1954 from Gerald Averhish and wife Blossom Averhish of record in Book 2295, Page 43, Register's Office for Davidson County, Tennessee.

The said Wilbur Maggart died on 12/28/2016 leaving Margaret H. Maggart as sole surviving heir.

All matters as set forth on Plat of record in Book 2133, Page 88, said Register's Office. Restrictions of record in Book 1583, Page 423, said Register's Office. Restrictions of record in Book 2145, Page 262, said Register's Office. Restrictions of record in Book 2273, Page 88, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book S171, Page 936, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2907 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Cloverhill, Section V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 hand this 1st day of May, 2017.

Margaret Maggart

Margaret Maggart

State of Tennessee
County of Wilson

Personally appeared before me Margaret Maggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of May, 2017.

Notary Public

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

