PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $442,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2017.

Notary Public

My commission expires: 3/25/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amber Collins and Samuel Hankey	New Owner	**072-16-4C-002.00-CO**
1509 B Wayne Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Marie B. Kirkland, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Amber Collins and Samuel Hankey

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Homes at 1509 Wayne Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160822-0087614 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Marie B. Kirkland by Warranty Deed from George H. Cate, Jr., Conservator for Angelo V. Varallo of record as Instrument No. 20060809-0098256 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1509 B Wayne Drive, Nashville, TN 37206.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

BILL GARRETT, Davidson County
Trans:T20170045121 DEEDWARR
Recvd: 05/26/17 13:53 2 pgs
Fees:13.00 Taxes:1635.40
20170526-0052814

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Porter Heights, Part II, of record in Plat Book 1424, page 79, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of May, 2017.

Marie B. Kirkland

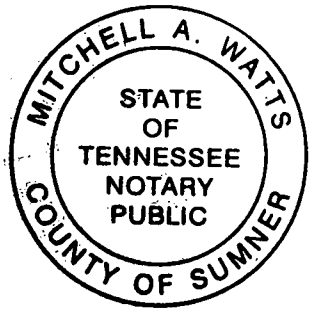
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marie B. Kirkland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of May, 2017.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.21.17



SolomonParks File No. 317149