BILL GARRETT, Davidson County
Trans:T20170067534 DEEDWARR
Recvd: 08/04/17 13:42 2 pgs
Fees:13.00 Taxes:134.68
20170804-0079999

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $36,400.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2017.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**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: |
|---|---|---|
| **Aubrey B. Harwell Jr., Trustee** | **Aubrey B. Harwell Jr., Trustee** | **118-13-0-260.00** |
| 1201 Demonbreun Street Suite 1000 | 1201 Demonbreun Street Suite 1000 | |
| **Nashville, TN** 37203 | **Nashville, TN** 37203 | |

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,

**Patricia A. Collins, unmarried**

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

**Aubrey B. Harwell Jr., Trustee**

HEREINAFTER CALLED THE GRANTEE, 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, Tennessee, being Lot No. 3 on the Folger, Final Plat of record in Book 6200, Page 650, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to PATRICIA A. COLLINS, UNMARRIED, by deed from EUGENE T. COLLINS, UNMARRIED, of record in Instrument No. 20100119-0004240, dated December 30, 2009, said Register's Office.**

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 (____) Unimproved (__X__) property known as **3727 Lealand Lane, Nashville, TN 37204**.

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 Grantor does covenant with said Grantees that Grantor is 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 I do further covenant and bind myself, my 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 3rd day of August, 2017.

**Patricia Collins**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Patricia A. Collins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **August, 2017.**

**Notary Public**

**My Commission Expires:** 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY