BILL GARRETT, Davidson County
Trans:T20170069277 DEEDWARR
Recvd: 08/10/17 11:53 3 pgs
Fees:18.00 Taxes:2775.00
20170810-0082044

This instrument prepared by:
Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
782278 160959
Michelle Duoba

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) John M. Collins	(NAME) New Owner	117040M00100CO
(STREET ADDRESS OR ROUTE NUMBER) 1839A Primrose Ave	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Matthew M. Kapp and Allison Faye Kapp, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said John M. Collins and Meredith * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of The Declaration of Protective Covenants Conditions and Restrictions Establishing Primrose Commons (A Condominium with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20130130-0009531, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew M. Kapp, unmarried by Warranty Deed from Red Oak Properties, LLC, a Tennessee limited liability company recorded on July 29, 2014, of record in Instrument No. 20140729-0067124, Register's Office for Davidson County, Tennessee.

* E. Collins, husband and wife

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 750,000

Affiant

Subscribed and sworn to before me this the 8 day of August 2017.

Notary Public ✓

My commission expires: ✓

(Affix Seal)

4-22-2020

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 1839A Primrose Avenue, Nashville, TN 37212
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 21 day of April, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Matthew M. Kapp
Matthew M. Kapp

x Allison Faye Kapp
Allison Faye Kapp

STATE OF
COUNTY OF

Personally appeared before me, C M Beren, a Notary Public in and for said County and State, Matthew M. Kapp, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of April, 2017.

✓ C M Beren
Notary Public
My Commission Expires: ✓ 09/09/2017

(This area for official notarial seal)

NOTARY PUBLIC STATE OF TEXAS
C M BEREN
Notary ID # 125048287
My Commission Expires
September 9, 2020

Page 3 Warranty Deed Acknowledgment

STATE OF
COUNTY OF

Personally appeared before me, C M Beren, a Notary Public in and for said County and State, Allison Faye Kapp, the within named bargainor married (fill in marital status), 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.

Witness my hand, at office, this 21 day of April, 2017.

C M Beren
Notary Public
(This area for official notarial seal)

My Commission Expires: ✓
09-09-2017

NOTARY PUBLIC STATE OF TEXAS
C M BEREN
Notary ID # 125048287
My Commission Expires
September 9, 2020