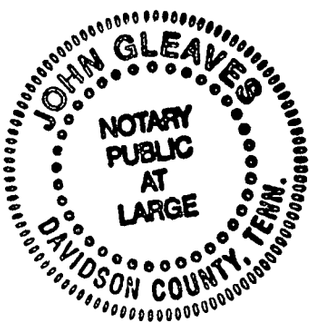


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this the 31 day of AUGUST, 2017.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MATTHEW STEVEN COLLINS AND KATIE GRACE COLLINS	**NEW OWNER**	**162-05-0 045.00**
5303 Eulala Drive		BILL GARRETT, Davidson County Trans:T20170077294 DEEDWARR Recvd: 09/05/17 09:48 2 pgs Fees:13.00 Taxes:740.00 20170905-0090759
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
BETTY J. HALEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MATTHEW STEVEN COLLINS AND KATIE GRACE COLLINS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Addition to Southwind of record in Plat Book 2900, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BETTY J. HALEY, UNMARRIED, by deed from ELIZABETH M. BOARDMAN, TRUSTOR AND TRUSTEE OF THE ELIZABETH M. BOARDMAN REVOCABLE LIVING TRUST DATED FEBRUARY 22, 1999 AND ELIZABETH M. BOARDMAN INDIVIDUALLY, of record in Instrument No. 20070925-0114082, dated September 14, 2007, 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 property known as 5303 Eulala Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee 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 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, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-5303

Witness my/our hand(s) this 31st day of AUGUST, 2017.

Betty J. Haley
BETTY J. HALEY

State of Tennessee)
County of Davidson)

On this 31st day of August, 2017, before me personally appeared, **BETTY J. HALEY,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019 Emily H. Prophet
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY