**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39297

Bill Garrett Davidson County
Batch# 436 DEEDWARR
09/12/2017 03:48:01 PM 2 pgs
Fees: $13.00 Taxes: $3,696.30

20170912-0093387

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$999,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2017.

Notary Public

My commission expires: 3-25-18

(AFFIX SEAL)

**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: |
|---|---|---|
| **Mitchell Robinson** | New Owner | **131-16-0-028.00** |
| **1148 Gateway Lane** | | |
| **Nashville, TN 37220** | | |

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,

**Wilma Jayne Collins, fka Wilma Jayne Carell, married**

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

**Mitchell Robinson and Deborah Robinson, Husband and wife**

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

**Land in Davidson County, Tennessee, being Lot No. 8, Block "B" on the Plan of Gateway Acres, A Part of The Overton Lea Estate of record in Plat Book 974, Page 73, 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 the same property conveyed to Wilma Jayne Carell, unmarried by Warranty deed from T & C Properties, a Tennessee general partnership of record in Instrument No. 20120425-0035227 Register's Office for Davidson County, Tennessee, dated April 24, 2012 and recorded on April 25, 2012.

The undersigned, Eugene Collins, spouse of Wilma Jayne Collins f/k/a Wilma Jayne Carell, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

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 (_X_) Unimproved (____) property known as **1148 Gateway Lane, Nashville, TN 37220**.

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 Grantors do covenant with said Grantees that Grantors are 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 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 8th day of September, 2017.

**Wilma Jayne Collins f/k/a Wilma Jayne Carell**

**Eugene Collins**

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Wilma Jayne Collins and Eugene 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 8th day of **September, 2017.**

~~Notary Public~~

**My Commission Expires:** 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY