WARRANTY DEED

Bill Garrett Davidson County
Batch# 14334 **DEEDWARR**
10/17/2017 10:12:25 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20171017-0106204

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Geer-Gateley	Deborah Geer-Gateley	051-15-0-0-020.00
(NAME)	(NAME)	
917 Lemont Court	917 Lemont Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tandy Collins Dalton, Susan Cecilia Carr, and Robert Hammond Collins Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deborah Geer-Gateley and Gregory D. Gateley, wife and husband,** hereinafter called the GRANTEES, 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. 64 on the Plan of Gra-Mar Acres, Section II of record in Plat Book 2133, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 64 fronts 54.35 feet on the Easterly side of Lemont Court and runs back between lines, 146 feet on the Southerly line and 221.6 feet on the Westerly line, to a dead line, in the rear, on which it measures 251.7 feet.

Included in the above Legal Description but specifically excluded from the portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Deed Book 4861, Page 873.

Being the same property conveyed to Robert Hammond Collins and wife, Helen Maurice Collins by Warranty deed from Elmer Williams and wife, Buena M. Williams of record in Book 2488, page 437, Register's Office for Davidson County, Tennessee, dated December 11, 1955. The said Robert H. Collins a/k/a Robert Hammond Collins died on December 10, 2002 leaving Helen Marice Collins a/k/a Helen Maurice Collins as surviving tenant by the entirety. The said Helen Marice Collins a/k/a Helen Maurice Collins died on July 4, 2017 leaving as her heirs at law, Tandy Collins Dalton and Susan Cecelia Carr and Robert Hammond as evidenced by Affidavit of Heirships recorded on 10-17-2017 in Instrument Number 20171017-0106202 and in Instrument Number 20171017-0106203, Register's Office for Davidson County, Tennessee. The herein described property is not primary residence for any of the Grantors.

unimproved ☐

This is improved ☑ property, known as 917 Lemont Court, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-11-917

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 hands this 9th day of October, 2017.

Tandy Collins Dalton

Susan Cecilia Carr

Robert Hammond Collins Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tandy Collins Dalton, Susan Cecilia Carr, and Robert Hammond Collins Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of October, 2017.

Notary Public _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 173565