Bill Garrett Davidson County
Batch# 18969 DEEDWARR
10/27/2017 11:29:35 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20171027-0110425

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2017.

Notary Public
MY COMMISSION EXPIRES: 6/19/18
File No. G17-9894D

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shannon Michael Collins (NAME)	new owner (NAME)	042-01-0-010.00
818 Curtis Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Teresa W. Ryan, Michele W. Freeman, Michael Nelson Wilson and Troy R. Wilson, Devisees of The Estate of Juanita H. Wilson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Michael Collins,** 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. 11 on the plan of OZARK HILLS, as shown by plat of record in Plat Book 3700, Page 20 and amended in Book 9002, Page 417, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 160 feet on the easterly side of Curtis Drive and extends back 250 feet on the northerly line and 297.4 feet on the southerly line, to a line in the rear on which it measure 148.3 feet.

BEING the same property conveyed to M.I. Wilson and wife, Frances H. Wilson from James W. Blair and wife, Betty E. Blair, by Deed dated July 28, 1967, in Book 4200, Page 540, in the Register's Office for Davidson County, Tennessee. The said M.I. Wilson having since died October 29, 1984 leaving the subject property vested in Frances H. Wilson as the surviving tenant by the entirety. The said Frances H. Wilson also known as Juanita H. Wilson having since died testate August 4, 2016. Pursuant to the Last Will and Testament of Juanita H. Wilson probated under Case No. 16P-1620, the subject property was devised to Michele W. Freeman, Teresa Jo Wilson, Troy Russell Wilson and Michael Nelson Wilson.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, page 20, amended in Book 9002, Page 417, Register's Office for Davidson County, Tennessee.
2. Sanitary Sewer/Storm Drainage Easement as recorded in Book 7733, page 33, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Teresa W. Ryan is signed by her duly appointed Attorney-in-fact Troy R. Wilson, pursuant to the Power of Attorney recorded in Instrument # 20171027-0110423, said Register's Office.
The signature of Michele W. Freeman is signed by her duly appointed Attorney-in-fact Troy R. Wilson, pursuant to the Power of Attorney recorded in Instrument # 20171027-0110424 said Register's Office.
The signature of Michael Nelson Wilson is signed by his duly appointed Attorney-in-fact Troy R. Wilson, pursuant to the Power of Attorney recorded in Instrument # N/A, said Register's Office.

This is improved property, known as 818 Curtis Drive, Nashville, TN 37207.

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. 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 my/our hand(s) this 23rd day of October, 2017.

TERESA W. RYAN

TERESA W. RYAN
By: By Troy R. Wilson
Troy R. Wilson, Attorney-in-Fact

October 23, 2017
Date

MICHAEL NELSON WILSON

MICHAEL
By: Michael M. Wilson
~~Troy R. Wilson, Attorney-in-Fact~~

October 23, 2017
Date

MICHELE W. FREEMAN

MICHELE W. FREEMAN
By: By Troy R. Wilson
Troy R. Wilson, Attorney-in-Fact

October 23, 2017
Date

Troy R. Wilson
Troy R. Wilson

October 23, 2017
DATE

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Troy R. Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. * and Michael Nelson Wilson

Witness my hand and official seal, this 23rd day of October, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Troy R. Wilson, Attorney-in-Fact for Teresa W. Ryan and Michele W. Freeman ~~and Michael nelson Wilson~~, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of October, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066