WARRANTY DEED

Bill Garrett Davidson County
Batch# 23120 DEEDWARR
11/07/2017 10:03:17 AM 2 pgs
Fees: $13.00 Taxes: $1,774.15

20171107-0114400

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

MARY FRANCES RICHTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE COMMISSION EXPIRES JUNE 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PLC, 1100 Main, Suite 100, Murfreesboro, TN 37129
Stewart Title Company Tennessee Division, 1630 NW Broadway, Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven K. Richter		07203039100
(NAME)	(NAME)	
1311 McChesney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael J. Collins and Marlen Collins, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven K. Richter and Susan A. Richter, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2, on the plan of RESUBDIVISION OF LOT 209, INGLEWOOD PLACE, of record in Instrument No. 20140121-0005458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Johnson and Mary Raines Johnson, husband and wife by Warranty Deed dated August 26, 2014 from Delta Four, LLC, a Tennessee limited liability company of record in Instrument 201408290079265, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael J. Collins and Marlen Collins, husband and wife by Warranty Deed dated April 25, 2017 from Brandon Johnson and Mary Raines Johnson of record in Instrument 201705010042771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per the plats of record in Plat Book 332, Page 101 and Instrument 201401210005458, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1311 McChesney Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 3rd day of November, 2017.

Michael J. Collins

Marlen Collins

State of Tennessee
County of Williamson

Personally appeared before me Michael J. Collins and Marlen Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of November, 2017.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: PBK-17-0380